Bury Strategic Housing Land Availability Assessment (2022)

Site Listing

Department for Business, Growth and Infrastructure

SHLAA INDEX

Category 1 – Sites Under Construction

Category 2 – Sites With Planning Permission

Category 3 – Housing Allocations

Category 4 – Potential Housing Sites

Category 5 – Constrained Sites

Category 6 – Proposed GMSF Site Allocations

Category 7 – Discounted Sites

SHLAA SITE LISTING

Category 1 – Sites Under Construction

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/0219/00

Category: 1 - Under Construction

Location: Eagle Bleachworks, Manchester Road, Blackford Bridge, Bury

District: BURY SOUTH

Existing Use: Unused

Surrounding Use: Mixed

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 1.624 Density: 89

Capacity: 144 Windfall site ?: No

Application Details

Application No.: 52342

Description: Residential Development

Planning Status: Other

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

Applicant: Unknown

Address:

Grid Reference

Easting: 380742 Northing: 407690

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	0

Units	Number
New Build Units:	144
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	36	0

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

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

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

Sustainability

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

Constraints

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

Constraint Solutions

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K

Deliverable No Timeframe for Development: 15 Years +

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Grounds of Manor House

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.316 — Density: 50
Capacity: 5 — Windfall site ?: Y-S

Application Details

Application No.: 60846
Description: 5 Detached Houses

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

Applicant: Singlewood Developments
Address: 26 Plumpton Drive
Bury
BL9 5HH

Grid Reference

Easting: 380623 Northing: 408713

Plot Details	Site Visit
Completed	4
Under Construction	1
Available	0

Units	Number
New Build Units:	5
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

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

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is suitable and is under construction.

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: PRESTWICH

Existing Use: Garden

Surrounding Use: Residential

Land Use Class: GU Previously developed ?: No
Area (Hectares): 0.155 Density: 6
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 63332
Description: 1 Detached dwelling

Planning Status: Full planning permission
Permission Date: 04/12/2018 Expiry Date: 04/12/2021

Applicant: Mr P Clive
Address: East Lodge
Wilmslow Park North
SK9 2BH

Grid Reference

Easting: 381623 Northing: 402934

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU
Previously developed ?: Yes
Area (Hectares): 0.04
Density: 182
Capacity: 8
Windfall site ?: Y-S

Application Details

Application No.: 62315
Description: COU to 5 apartments on 1st floor, extension on 2nd floor to form 3 aptnts
Planning Status: Full planning permission
Permission Date: 30/08/2018 Expiry Date: 30/08/2021

Applicant: Whitefield
Address: 6 Parkgate Close
Bamford
Bamford

Grid Reference

Easting: 378856 Northing: 407560

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units	Number
New Build Units:	0
Converted Units:	8

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

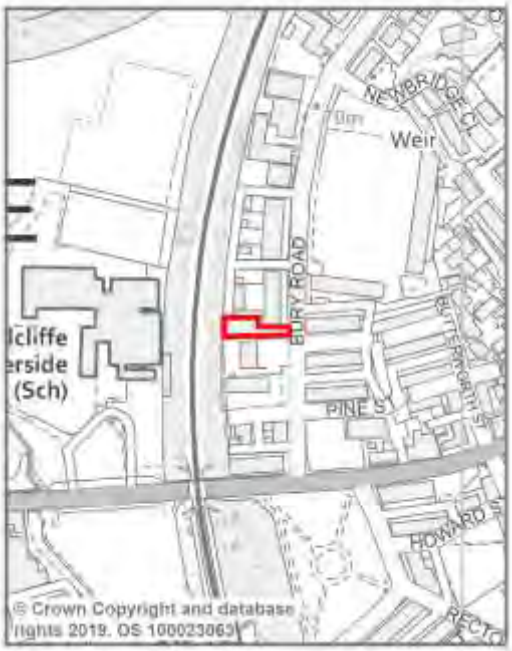
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

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

Constraint Solutions

Year	Expected Units Completed
2022/23	8
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Mixture

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.249 Density: 36
Capacity: 9 Windfall site ?: Y-M

Application Details

Application No.: 64199
Description: 9 dwellings

Planning Status: Full planning permission
Permission Date: 26/06/19 Expiry Date: 26/06/22

Applicant: Owl Estates Ltd
Address: 73 YORK STREET
HEYWOOD
0L10 4NR

Grid Reference

Easting: 378156 Northing: 407047

Plot Details	Site Visit
Completed	0
Under Construction	5
Available	4

Units	Number
New Build Units:	9
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

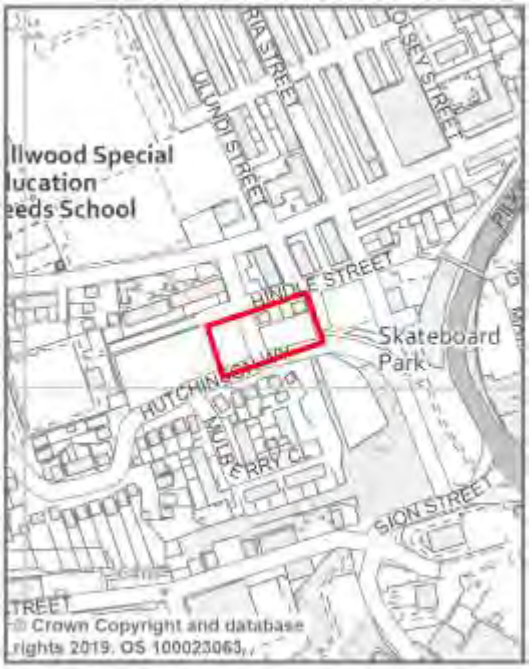
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Year	Expected Units Completed
2022/23	5
2023/24	0
2024/25	4
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2200/00

Category: 1 - Under Construction

Location: Former Andrew Textiles Ltd site, Premier Mill, Walshaw Road, Bury, BL8 1NG

District: BURY NORTH

Existing Use: Vacant Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 2.67 Density: 36

Capacity: 97 Windfall site ?: Y-L

Application Details

Application No.: 66389

Description: Reserved matters for the erection of 97 dwellings

Planning Status: Reserved matters

Permission Date: 26/05/2021 Expiry Date: 26/05/2023

Applicant: me Bellway Homes Ltd (Manchester Division

Address: 304 Bridgewater Place, Birchwood Park
Warrington, WA3 6XG
M2 1HW

Grid Reference

Easting: 378847 Northing: 411317

Plot Details	Site Visit
Completed	0
Under Construction	12
Available	85

Units	Number
New Build Units:	97
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment protection policy.

Year	Expected Units Completed
2022/23	15
2023/24	30
2024/25	30
2025/26	22
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

RM application is for 97 dwellings

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2298/00
Category: 1 - Under Construction
Location: 17 Sheepfoot Lane, Prestwich

District: PRESTWICH

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.184 Density: 5
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 56422
Description: 1 House

Planning Status: Full planning permission
Permission Date: 19/09/2013 Expiry Date: 19/09/2016

Applicant: Mr Fazel Butt
Address: 69 Brooklands Road
Prestwich
M25 0BN

Grid Reference

Easting: 382950 Northing: 403298

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is under construction and the development is expected to be delivered within the next five years.

Comments:

Site is almost complete

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2303/00

Category: 1 - Under Construction

Location: Tetrosyl Site, Bevis Green Works, Walmersley Old Road, Bury

District: BURY NORTH

Existing Use: Employment.

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 10.81 — Density: 30

Capacity: 245 — Windfall site ?: Y-L

Application Details

Application No.: 63533

Description: 268 Dwellings with access, car parking, landscaping and open space

Planning Status: Full planning permission

Permission Date: 06/02/2020 — Expiry Date: 06/02/2023

Applicant: BDW Trading Ltd trading as Barratt Homes

Address: c/o Agent name GVA HOW Planning
Norfolk House, 7 Norfolk Street
Manchester, M2 1DW

Grid Reference

Easting: 380964 — Northing: 413923

Plot Details	Site Visit
Completed	16
Under Construction	21
Available	208

Units	Number
New Build Units:	245
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	33	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Address loss of employment land.

Year	Expected Units Completed
2022/23	40
2023/24	45
2024/25	45
2025/26	50
2026/27	49

Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable D/K — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Current undetermined application for Anwyl Homes to develop southern part of site, reduces total capacity to 245 but applicant states it would accelerate delivery. House types based on 268, trajectory for 245 taking precautionary approach.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

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

Land Use Class: BNU — Previously developed ?: Yes
Area (Hectares): 0.182 — Density: 22
Capacity: 4 — Windfall site ?: Y-S

Application Details

Application No.: 64651
Description: Demolition of existing mill and erection of 4 dwellings
Planning Status: Full planning permission
Permission Date: 20/05/2020 — Expiry Date: 20/05/2023

Applicant: Mr C Balfe
Address: Windacre Property Services Ltd.
Mather Road
BL9 6RB

Grid Reference

Easting: 380882 — Northing: 413416

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units	Number
New Build Units:	4
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

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

Constraint Solutions

Manage flood risk

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	2
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

Building demolished December 2018.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2340/00

Category: 1 - Under Construction

Location: Redisher Works, Holcombe Old Road, Holcombe Brook, Ramsbottom

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 2.384 Density: 23

Capacity: 23 Windfall site ?: Y-L

Application Details

Application No.: 65133

Description: Erection of 14 no. dwellings (plots 10-23) - 23 plots in total

Planning Status: Full planning permission

Permission Date: 25/01/2021 Expiry Date: 25/01/2024

Applicant: Morris Homes - North Division

Address: Morland House, Altrincham Road
Wilmslow, SK9 5NW
Wilmslow SK9 2BT

Grid Reference

Easting: 377791 Northing: 415412

Plot Details	Site Visit
Completed	11
Under Construction	9
Available	3

Units	Number
New Build Units:	23
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	23
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	18
Other Units:	5

Tenure Details	Number
Private Units:	23
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

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

Constraints

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

Constraint Solutions

Manage Flood Risk / Green Belt Policy / Resolve Access

Year	Expected Units Completed
2022/23	7
2023/24	5
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Latest permission increases the capacity to 23 units.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2353/00

Category: 1 - Under Construction

Location: Land to the west of Manchester Road, Ramsbottom, Bury, BL0 0BZ

District: RAMSBOTTOM

Existing Use: Other Protected Open Land

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 1.98 | Density: 18

Capacity: 35 | Windfall site ?: Y-L

Application Details

Application No.: 63617

Description: RM 35 no. dwellings with approval sought for the remaining matters

Planning Status: Reserved matters

Permission Date: 14/06/2019 | Expiry Date: 14/06/2022

Applicant: Mr J Matthews

Address: Eccleston Homes Ltd. Suite 114
Newton House, Birchwood Park
Warrington WA3 6FW

Grid Reference

Easting: 379957 | Northing: 416654

Plot Details	Site Visit
Completed	18
Under Construction	17
Available	0

Units	Number
New Build Units:	35
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	9	0

House Type Details	Number
Flats	0
Terraced:	3
Semi-Detached	6
Detached	26
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	9
4 Bed Units:	14
Other Units:	12

Tenure Details	Number
Private Units:	26
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove OPOL designation

Year	Expected Units Completed
2022/23	17
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is currently under construction and at a relatively advanced stage.

Comments:

Site is under construction

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2394/00

Category: 1 - Under Construction

Location: Site of former Cussons Sons & Co Ltd, Kersal Vale Road, Prestwich, M7 0GL

District: PRESTWICH

Existing Use: Employment / River Valley

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 3.66 Density: 30

Capacity: 109 Windfall site ?: Y-L

Application Details

Application No.: 64462

Description: RM - construction of 109 no. residential dwellings

Planning Status: Reserved matters

Permission Date: 25/11/19 Expiry Date: 25/11/22

Applicant: Cube Great Places

Address:

Grid Reference

Easting: 380888 Northing: 401928

Plot Details	Site Visit
Completed	57
Under Construction	52
Available	0

Units	Number
New Build Units:	109
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	44

House Type Details	Number
Flats	0
Terraced:	24
Semi-Detached	38
Detached	29
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	28
3 Bed Units:	61
4 Bed Units:	20
Other Units:	0

Tenure Details	Number
Private Units:	65
Discounted Market Housing:	0
Shared Ownership/Equity:	44
Social Rented:	0
Other Tenure:	0

Sustainability

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

Constraints

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

Constraint Solutions

Remove employment land policy constraints

Year	Expected Units Completed
2022/23	52
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2476/00

Category: 1 - Under Construction

Location: Plane Trees Farm, Bradley Fold Road, Ainsworth, Radcliffe

District: RADCLIFFE

Existing Use: Barn

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: No

Area (Hectares): 0.156 Density: 13

Capacity: 2 Windfall site ?: Y-S

Application Details

Application No.: 66722

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

Planning Status: Full planning permission

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

Applicant: Mr S Finch

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

Grid Reference

Easting: 376227 Northing: 409530

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2479/00

Category: 1 - Under Construction

Location: J&H Hinchcliffe Haulage, Manchester Road, Gollinrod, Ramsbottom

District: RAMSBOTTOM

Existing Use: Vacant buildings

Surrounding Use: Mixed

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.151 Density: 26

Capacity: 4 Windfall site ?: Y-S

Application Details

Application No.: 51774

Description: Conversion of buildings to 4 dwellings

Planning Status: Full planning permission

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

Applicant: Mr M. Hinchcliffe

Address: Hinchcliffe Transport
Manchester Road, Gollinrod
BL9 5NB

Grid Reference

Easting: 380054 Northing: 415551

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units	Number
New Build Units:	4
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 6 - 10 Years

Deliverability Comments:

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

Comments:

Material start made, permission remains extant

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: WHITEFIELD

Existing Use: Garden

Surrounding Use: Residential

Land Use Class: GU Previously developed ?: Yes
Area (Hectares): 0.064 Density: 63
Capacity: 4 Windfall site ?: Y-S

Application Details

Application No.: 51875
Description: Block of 4 apartments

Planning Status: Full planning permission
Permission Date: 16/12/2009 Expiry Date: 16/12/2012

Applicant: Glennys Glover Properties
Address: 26 Carr Avenue
Prestwich, Manchester
M25 9TP

Grid Reference

Easting: 380569 Northing: 404699

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units	Number
New Build Units:	4
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2578/00

Category: 1 - Under Construction

Location: Land west of Woodhill Farm, Bank Lane, Ramsbottom

District: RAMSBOTTOM

Existing Use: Other Protected Open Land

Surrounding Use: Mixed

Land Use Class: MNU Previously developed ?: Mix

Area (Hectares): 0.717 Density: 29

Capacity: 15 Windfall site ?: Y-M

Application Details

Application No.: 64656

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

Planning Status: Full planning permission

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

Applicant: D T Joseph Developments Ltd

Address:

Grid Reference

Easting: 379897 Northing: 417331

Plot Details	Site Visit
Completed	0
Under Construction	15
Available	0

Units	Number
New Build Units:	15
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove status of current OPOL designation.

Year	Expected Units Completed
2022/23	15
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2583/00

Category: 1 - Under Construction

Location: Land south of Brick House Farm, Castle Road, Unsworth

District: WHITEFIELD

Existing Use: Vacant employment land

Surrounding Use: Open Land

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 1.022 Density: 7

Capacity: 7 Windfall site ?: Y-L

Application Details

Application No.: 55738

Description: 7 New detached live/work units

Planning Status: Full planning permission

Permission Date: 22/01/2013 Expiry Date: 22/01/2016

Applicant: MR & Mrs Glen Kilroy

Address: Brick House Farm
Unsworth
BL9 8QS

Grid Reference

Easting: 382850 Northing: 407392

Plot Details	Site Visit
Completed	4
Under Construction	2
Available	1

Units	Number
New Build Units:	7
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	2
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Site is currently under construction

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: WHITEFIELD

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

Land Use Class: BNU Previously developed ?: Yes
Area (Hectares): 0.107 Density: 9
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 63895
Description: Erection of 1 no. live-work unit in lieu of approved office hub
Planning Status: Full planning permission
Permission Date: 30/04/2019 Expiry Date: 30/04/2022

Applicant: Mr & Mrs Kilroy
Address: Brick House Farm, Griffe Lane
Bury
BL9 8QS

Grid Reference

Easting: 382857 Northing: 407414

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RAMSBOTTOM

Existing Use: Domestic garden

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No
Area (Hectares): 0.224 Density: 4
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 54574
Description: Erection of 1 dwelling

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

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

Grid Reference

Easting: 378120 Northing: 415190

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2632/00

Category: 1 - Under Construction

Location: Old Bartles Farmhouse, Watling Street, Affetside, Bury, BL8 3QS

District: TOTTINGTON

Existing Use: Agricultural building

Surrounding Use: Mixed

Land Use Class: GNU | Previously developed ?: Yes

Area (Hectares): 0.347 | Density: 3

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 58191

Description: Conversion of building to dwelling (revised scheme)

Planning Status: Full planning permission

Permission Date: 19/01/2015 | Expiry Date: 19/01/2018

Applicant: D. Morris

Address: Howarths Farm
Watling Street, Affetside
BL8 3QR

Grid Reference

Easting: 376099 | Northing: 412795

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Detached bungalow

Surrounding Use: Residential

Land Use Class: GU Previously developed ?: Yes
Area (Hectares): 0.174 Density: 11
Capacity: 2 Windfall site ?: Y-S

Application Details

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

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

Applicant: Mr Martin Snell
Address: 216 Ainsworth Road
Bury
BL8 2SB

Grid Reference

Easting: 378587 Northing: 410687

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	1

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	2
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2647/01

Category: 1 - Under Construction

Location: Masons Arms car park south, 241 Walmersley Old Road, Bury, BL9 6RU

District: BURY NORTH

Existing Use: Vacant car park

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.075 Density: 13

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 62129

Description: Erection of 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 15/05/2018 Expiry Date: 15/05/2021

Applicant: Mr Ian Qualter

Address: Masons Arms
241 Walmersley Old Road
Bury, BL9 6RY

Grid Reference

Easting: 380898 Northing: 414161

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2648/00

Category: 1 - Under Construction

Location: Land adjacent to SE of 11 Morris Street, Radcliffe, Manchester, M26 2HF

District: RADCLIFFE

Existing Use: Vacant site - formerly industrial use.

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 1 | Density: 25

Capacity: 25 | Windfall site ?: Y-M

Application Details

Application No.: 65015

Description: Construction of 25 no. dwellings

Planning Status: Full planning permission

Permission Date: 24/03/2021 Expiry Date: 24/03/2024

Applicant: The Averill Group c/o Agent

Address: P4 Planning Limited
111 Piccadilly Manchester
Manchester, M3 3BZ

Grid Reference

Easting: 380128 Northing: 408167

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	25

Units	Number
New Build Units:	25
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	25

House Type Details	Number
Flats	0
Terraced:	15
Semi-Detached	10
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	15
3 Bed Units:	10
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	25
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

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

Constraints

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

Constraint Solutions

Remove employment land designations and manage flood risk

Year	Expected Units Completed
2022/23	13
2023/24	12
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2652/00

Category: 1 - Under Construction

Location: Mountheath Industrial Estate, George Street, Prestwich

District: PRESTWICH

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 4.437 | Density: 31

Capacity: 124 | Windfall site ?: Y-L

Application Details

Application No.: 63324

Description: Erection of 124 no. dwellings

Planning Status: Reserved matters

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

Applicant: Mr S Herrity

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

Grid Reference

Easting: 381788 | Northing: 402321

Plot Details	Site Visit
Completed	23
Under Construction	50
Available	51

Units	Number
New Build Units:	124
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	18	0

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

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

Tenure Details	Number
Private Units:	93
Discounted Market Housing:	31
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Remove employment protection and access constraints.

Year	Expected Units Completed
2022/23	40
2023/24	40
2024/25	21
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Capacity based on reserved matters application.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2654/00

Category: 1 - Under Construction

Location: Land adjacent St.Mary's Social Club, Pine Street, Radcliffe, M26 2WQ

District: RADCLIFFE

Existing Use: Vacant land

Surrounding Use: Residential

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.119 — Density: 126

Capacity: 15 — Windfall site ?: Y-S

Application Details

Application No.: 64518

Description: Erection of three storey block of 15 no. apartments

Planning Status: Full planning permission

Permission Date: 22/01/2020 — Expiry Date: 22/01/2023

Applicant: Bolton at Home

Address: Valley House
98 Watersmeeting Road
Bolton, BL1 8SW

Grid Reference

Easting: 378912 — Northing: 407479

Plot Details	Site Visit
Completed	0
Under Construction	15
Available	0

Units	Number
New Build Units:	15
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	15

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

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

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

Sustainability

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

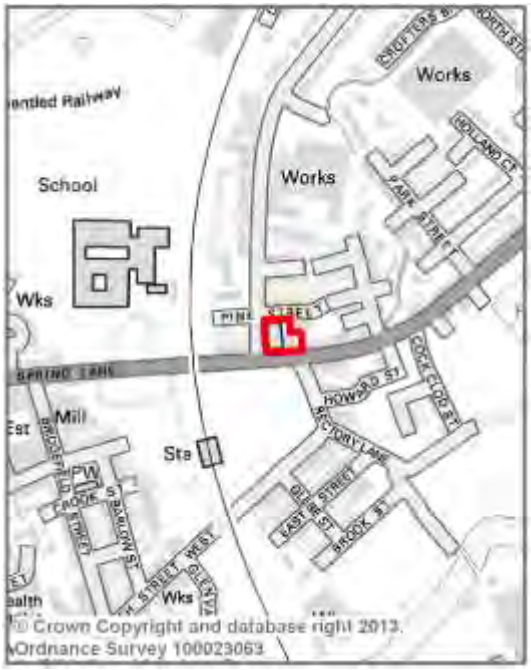
Constraints

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

Constraint Solutions

Manage flood risk

Year	Expected Units Completed
2022/23	15
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2681/00

Category: 1 - Under Construction

Location: Land off Dorothy Street, Ramsbottom, Bury, BL0 9QJ

District: RAMSBOTTOM

Existing Use: Vacant brownfield site - previous use unknown

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.031 — Density: 32

Capacity: 1 — Windfall site ?: Y-S

Application Details

Application No.: 56849

Description: Erection of 1 no. dwelling and associated works

Planning Status: Full planning permission

Permission Date: 19/03/2014 — Expiry Date: 19/03/2017

Applicant: Mr Holt C/O Agent

Address: Hourigan Connolly
7 Swan Square, 15 Swan Street
Manchester, M4 5JJ

Grid Reference

Easting: 378735 — Northing: 416105

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2683/00

Category: 1 - Under Construction

Location: Former Red Bridge Inn, 2 Bury Old Road, Ainsworth, Radcliffe, BL2 5PJ

District: RADCLIFFE

Existing Use: Vacant Pub and Car park

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.309 | Density: 65

Capacity: 20 | Windfall site ?: Y-S

Application Details

Application No.: 58521

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

Planning Status: Full planning permission

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

Applicant: Mr N Howcroft

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

Grid Reference

Easting: 375247 | Northing: 410091

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	20

Units	Number
New Build Units:	10
Converted Units:	10

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	U	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	8
2025/26	10
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Site is currently under construction

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2744/00

Category: 1 - Under Construction

Location: Land off Flashfields, Prestwich, Manchester, M25 9ST

District: PRESTWICH

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.039 | Density: 51

Capacity: 2 | Windfall site ?: Y-S

Application Details

Application No.: 58622

Description: Erection of 2 no. detached dwellings with detached garages

Planning Status: Full planning permission

Permission Date: 21/10/2015 | Expiry Date: 21/10/2018

Applicant: TRAX2 Properties

Address: Carrocca Business Park, Sawley Road
Manchester
M40 8BB

Grid Reference

Easting: 380886 | Northing: 402207

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Resolve vehicle access issues

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	1
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2750/00

Category: 1 - Under Construction

Location: Brook Farm, Simister Lane, Prestwich, Manchester, M25 2SB

District: PRESTWICH

Existing Use: Oil recycling business

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: No

Area (Hectares): 0.594 Density: 8

Capacity: 5 Windfall site ?: Y-M

Application Details

Application No.: 58827

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

Planning Status: Full planning permission

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

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

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

Grid Reference

Easting: 383726 Northing: 405897

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units	Number
New Build Units:	4
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	4
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2756/00

Category: 1 - Under Construction

Location: 21/23 Deansgate/ 3-7 Seymour Street, Radcliffe, Manchester, M26 2SH

District: RADCLIFFE

Existing Use: Vacant former retail use

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.024 | Density: 83

Capacity: 2 | Windfall site ?: Y-S

Application Details

Application No.: 59181

Description: Create shop, gym, cafe and two flats

Planning Status: Full planning permission

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

Applicant: Mr N Higginson

Address: 3 Arundle Close
Bury
BL8 1YB

Grid Reference

Easting: 378602 | Northing: 407058

Plot Details	Site Visit
Completed	0
Under Construction	2
Available	0

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Year	Expected Units Completed
2022/23	2
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2758/00

Category: 1 - Under Construction

Location: Site of former garage colony off Mosley Street/Hampson Fold, Radcliffe, Manchester, M26 4PF

District: RADCLIFFE

Existing Use: Vacant, former garage colony

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.059 | Density: 34

Capacity: 2 | Windfall site ?: Y-S

Application Details

Application No.: 63408

Description: Erection of 2 no. semi detached dwellings (resubmission)

Planning Status: Full planning permission

Permission Date: 17/12/2018 | Expiry Date: 17/12/2021

Applicant: Mr A Franks

Address: 15 Bowland Close
Walshaw, Bury
BL8 3DJ

Grid Reference

Easting: 377728 | Northing: 407978

Plot Details	Site Visit
Completed	0
Under Construction	2
Available	0

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	2
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2797/00

Category: 1 - Under Construction

Location: 51 Rainsough Brow, Prestwich, Manchester, M25 9XW

District: PRESTWICH

Existing Use: Vacant site formerly used as pub.

Surrounding Use: Residential

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.11 — Density: 136

Capacity: 15 — Windfall site ?: Y-S

Application Details

Application No.: 62765

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

Planning Status: Full planning permission

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

Applicant: Mr. Sol Wolf

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

Grid Reference

Easting: 380817 — Northing: 402203

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	15

Units	Number
New Build Units:	15
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	1	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	7
2025/26	8
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Material start made, permission remains extant.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2807/00

Category: 1 - Under Construction

Location: Garage site off Hewart Drive, Bury, BL9 7NF

District: BURY NORTH

Existing Use: Garage site

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.08 | Density: 38

Capacity: 3 | Windfall site ?: Y-S

Application Details

Application No.: 59971

Description: 3 no. Dwellings with associated parking and access

Planning Status: Full planning permission

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

Applicant: Nathan Jenkinson

Address: 11 Brandlesholme Close
Bury
BL8 1AE

Grid Reference

Easting: 382314 | Northing: 410990

Plot Details	Site Visit
Completed	0
Under Construction	3
Available	0

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	3
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Construction on site has commenced.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2812/00

Category: 1 - Under Construction

Location: Land at side of 122 Venwood Road and 16 River View Close, Prestwich, Manchester, M25 9TE

District: PRESTWICH

Existing Use: Vacant Land

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.034 | Density: 29

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 62489

Description: Erection of 1 no. new dwelling

Planning Status: Full planning permission

Permission Date: 18/04/2018 Expiry Date: 18/04/2021

Applicant: Mr M Wright

Address: 16 River View Close
Prestwich
M25 9TE

Grid Reference

Easting: 380798 Northing: 402514

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Site was cleared as part of a previous planning permission

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2841/00

Category: 1 - Under Construction

Location: Victoria Mill, High Street, Walshaw, Bury, BL8 3FS

District: BURY NORTH

Existing Use: Vacant former wax works

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.057 — Density: 263

Capacity: 15 — Windfall site ?: Y-S

Application Details

Application No.: 65415

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

Planning Status: Full planning permission

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

Applicant: Andrew Broadhurst c/o Cobe Properties Ltd.

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

Grid Reference

Easting: 377603 — Northing: 411694

Plot Details	Site Visit
Completed	0
Under Construction	15
Available	0

Units	Number
New Build Units:	0
Converted Units:	15

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	15
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Latest permisison is for15 units - an increase of 2 units.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2859/01

Category: 1 - Under Construction

Location: Land to rear of 41 Bury Old Road and west of Arthur Lane, Ainsworth, Bolton, BL2 5PF

District: RADCLIFFE

Existing Use: Stable

Surrounding Use: Open Land

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.136 Density: 7

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65373

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

Planning Status: Full planning permission

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

Applicant: Mrs M Ball

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

Grid Reference

Easting: 375833 Northing: 410387

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2880/00

Category: 1 - Under Construction

Location: Former Viridor Waste Transfer Site, off Buckley Lane, Prestwich, Manchester, M25 3HR

District: PRESTWICH

Existing Use: Disused Waste Management Site

Surrounding Use: Open Land

Land Use Class: BNU | Previously developed ?: Yes

Area (Hectares): 0.609 | Density: 26

Capacity: 7 | Windfall site ?: Y-M

Application Details

Application No.: 64977

Description: Residential development of 7 no. dwellings

Planning Status: Full planning permission

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

Applicant: RM Building Maintenance Limited

Address: 36 Bank Top Street
Heywood
OL10 4PT

Grid Reference

Easting: 380236 | Northing: 403126

Plot Details	Site Visit
Completed	2
Under Construction	5
Available	0

Units	Number
New Build Units:	7
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

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

Constraint Solutions

Manage flood risk

Year	Expected Units Completed
2022/23	5
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2881/00

Category: 1 - Under Construction

Location: The Oddfellows House, 94 Manchester Road, Bury, BL9 0TH

District: BURY NORTH

Existing Use: Meeting Venue

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.137 | Density: 44

Capacity: 6 | Windfall site ?: Y-S

Application Details

Application No.: 61018

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

Planning Status: Full planning permission

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

Applicant: Mr C Vaughan c/o SE Lancashire Oddfellows

Address: 94 Manchester Road
Bury
BL9 0TH

Grid Reference

Easting: 380142 | Northing: 410135

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

Units	Number
New Build Units:	2
Converted Units:	4

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	2
2025/26	2
2026/27	2

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

1 dwelling already on the site, therefore a net gain of 6 units

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2890/00

Category: 1 - Under Construction

Location: 72 Park Road, Prestwich, Manchester, M25 0FA

District: PRESTWICH

Existing Use: House and garden

Surrounding Use: Residential

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.153 — Density: 26

Capacity: 3 — Windfall site ?: Y-S

Application Details

Application No.: 62178

Description: Demolition of existing dwelling and erection of 4 no. dwellings

Planning Status: Full planning permission

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

Applicant: Belmont Property Investments Ltd

Address: 1st Floor Peel House
30 The Downs, Altrincham
WA14 2PX

Grid Reference

Easting: 383076 — Northing: 402813

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	3
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Existing dwelling to be demolished therefore net gain of 3 units. Density based on 4 dwellings. Site has now been cleared as part of approval 62178.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2893/00

Category: 1 - Under Construction

Location: Bury Magistrates Court, Tenters Street, Bury, BL9 0HX

District: BURY NORTH

Existing Use: Former Magistrates Court

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.78 — Density: 63

Capacity: 49 — Windfall site ?: Y-M

Application Details

Application No.: 64093

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

Planning Status: Full planning permission

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

Applicant: Welcome Estates Ltd c/o Agent

Address: Debtal Architecture LTD
72 Bury New Road, Prestwich

Grid Reference

Easting: 379890 — Northing: 410735

Plot Details	Site Visit
Completed	0
Under Construction	49
Available	0

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

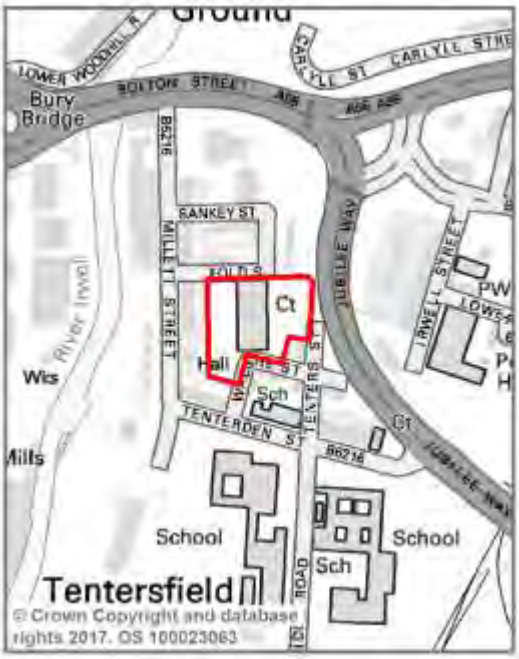
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Year	Expected Units Completed
2022/23	10
2023/24	39
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2911/00

Category: 1 - Under Construction

Location: Land adjacent to 7 Lower Bank Street, Bury, BL9 0HD

District: BURY NORTH

Existing Use: Vacant - formerly end terraced house now demolished

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.01 | Density: 100

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 61390

Description: Erection of 1 no. attached dwelling

Planning Status: Full planning permission

Permission Date: 17/07/2017 | Expiry Date: 17/07/2020

Applicant: Mr John Eady

Address: Ainsworth Hall Road
Ainsworth
Bolton, BL2 5RY

Grid Reference

Easting: 380100 | Northing: 410770

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

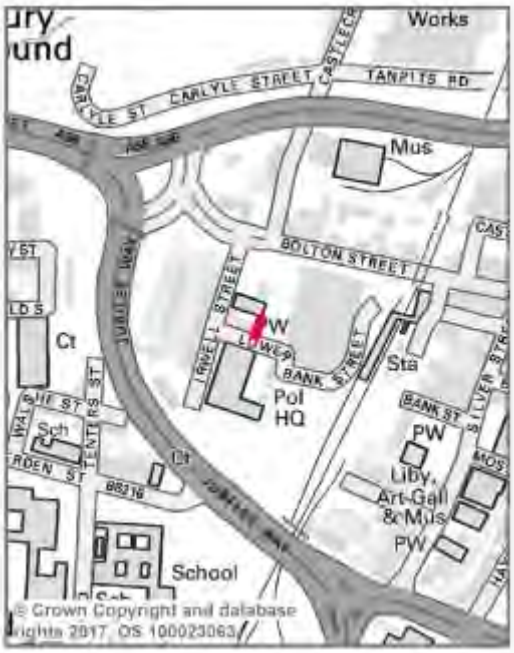
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	1
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2916/00

Category: 1 - Under Construction

Location: Land adjacent to 5 Stanley Road, Radcliffe, Manchester, M26 4HG

District: RADCLIFFE

Existing Use: Truncated street, paving and garden

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.018 | Density: 56

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 61613

Description: Erection of 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 23/08/2017 Expiry Date: 23/08/2020

Applicant: Mr & Mrs Neil Partridge

Address: 19 Starling Road
Radcliffe
M26 4LW

Grid Reference

Easting: 377647 | Northing: 408607

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	1
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Site is currently under construction

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2924/00

Category: 1 - Under Construction

Location: Bleaklow Hall, Bolton Road, Hawkshaw, Tottington, BL8 4JF

District: TOTTINGTON

Existing Use: Residential dwelling and large garden / grounds

Surrounding Use: Mixed

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.827 Density: 5

Capacity: 3 Windfall site ?: D/K

Application Details

Application No.: 63388

Description: Demolition of existing bungalow and erection of 4 dwellings

Planning Status: Full planning permission

Permission Date: 20/02/2019 Expiry Date: 20/02/2022

Applicant: Mr J Buckley

Address: c/o agent

Grid Reference

Easting: 376381 Northing: 415028

Plot Details	Site Visit
Completed	2
Under Construction	1
Available	0

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other planning designations.

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable D/K Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is currently under construction.

Comments:

Net gain of 3 units.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2930/00

Category: 1 - Under Construction

Location: Land adjoining 31 Poppythorn Lane, Prestwich, Manchester, M25 3BX

District: PRESTWICH

Existing Use: Garden area of an existing residential dwelling

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.025 Density: 40

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 61832

Description: Erection of 1 no. new dwelling

Planning Status: Full planning permission

Permission Date: 10/10/2017 Expiry Date: 10/10/2020

Applicant: D. Rostron

Address: 31 Poppythorn Lane
Prestwich
M25 3BX

Grid Reference

Easting: 381325 Northing: 404254

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Site has made a material start

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2950/00

Category: 1 - Under Construction

Location: The Old School, 1 Walker Street, Radcliffe, Manchester, M26 1FH

District: RADCLIFFE

Existing Use: Antiques centre and dwelling

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.108 — Density: 111

Capacity: 12 — Windfall site ?: Y-S

Application Details

Application No.: 63376

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

Planning Status: Full planning permission

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

Applicant: Mr Salim

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

Grid Reference

Easting: 379241 — Northing: 406059

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	12

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	1	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	6
2024/25	6
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2951/00
Category: 1 - Under Construction
Location: Land adjacent to 27 Shaw Street, Bury, BL9 7QD

District: BURY NORTH

Existing Use: Vacant grassed site

Surrounding Use: Residential

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.009 Density: 111
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 62296
Description: Erection of 1 no. attached dwelling

Planning Status: Full planning permission
Permission Date: 13/04/2018 Expiry Date: 13/04/2021

Applicant: Mr. Mughal
Address: Eagles Estate LTD
130 Green Lane, Ilford
IG1 1YQ

Grid Reference

Easting: 381533 Northing: 411203

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2982/00

Category: 1 - Under Construction

Location: Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD

District: BURY NORTH

Existing Use: farmhouse and barn

Surrounding Use: Open Land

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.037 Density: 108

Capacity: 3 Windfall site ?: Y-S

Application Details

Application No.: 64308

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

Planning Status: Full planning permission

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

Applicant:

Address:

Grid Reference

Easting: 377073 Northing: 411249

Plot Details	Site Visit
Completed	0
Under Construction	3
Available	0

Units	Number
New Build Units:	0
Converted Units:	3

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	U	Multiple Ownership:	U

Constraint Solutions

Year	Expected Units Completed
2022/23	3
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Net gain of 3

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2983/00

Category: 1 - Under Construction

Location: Land adjacent to 436 Walmersley Road, Bury, BL9 6QE

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.089 Density: 67

Capacity: 6 Windfall site ?: Y-S

Application Details

Application No.: 62546

Description: Erection of 6 no. bungalows

Planning Status: Full planning permission

Permission Date: 24/05/2019 Expiry Date: 24/05/2022

Applicant: Mrs R Parveen

Address: 2 Cornford Avenue
Manchester
M18 7RB

Grid Reference

Easting: 380728 Northing: 412914

Plot Details	Site Visit
Completed	0
Under Construction	6
Available	0

Units	Number
New Build Units:	6
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

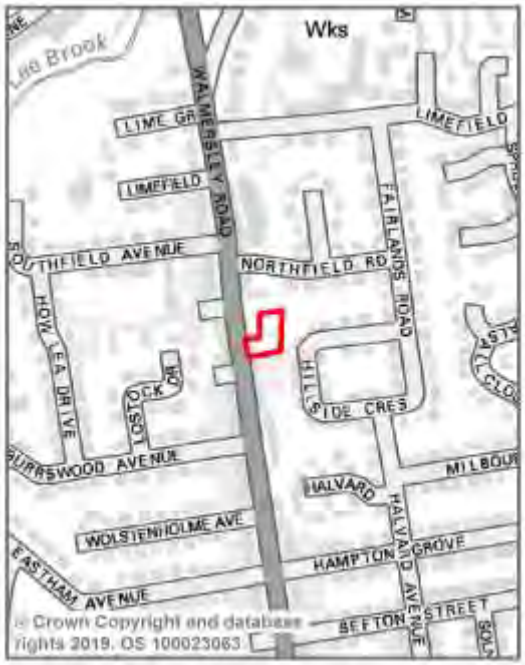
Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

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

Year	Expected Units Completed
2022/23	0
2023/24	3
2024/25	3
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2986/00

Category: 1 - Under Construction

Location: Land at rear of 27 Duckworth Road, Prestwich, Manchester, M25 9GF

District: PRESTWICH

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.019 — Density: 53

Capacity: 1 — Windfall site ?: Y-S

Application Details

Application No.: 63374

Description: Erection of 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 20/02/2019 Expiry Date: 20/02/2022

Applicant: Ms Z Moghimi

Address: 27 Duckworth Road
Prestwich
M25 9GF

Grid Reference

Easting: 381001 Northing: 403271

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2988/00

Category: 1 - Under Construction

Location: Land at rear of 2-12 Bealey Avenue, Radcliffe, Manchester

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.026 | Density: 38

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 63523

Description: Erection of 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 26/06/2019 | Expiry Date: 26/06/2022

Applicant: Mr J Rollason

Address: 4 Orford Road
Prestwich
M25 3DB

Grid Reference

Easting: 380110 | Northing: 408344

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

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

Constraint Solutions

Manage flood risk and resolve vehicle access

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Office

Surrounding Use: Retail

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.042 Density: 1119
Capacity: 47 Windfall site ?: Y-S

Application Details

Application No.: 64683
Description: Prior approval for COU from B1a to 47 no. residential units (C3)
Planning Status: Full planning permission
Permission Date: 28/11/2019 Expiry Date:

Applicant:
Address:

Grid Reference

Easting: 380337 Northing: 410702

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	47

Units	Number
New Build Units:	0
Converted Units:	47

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

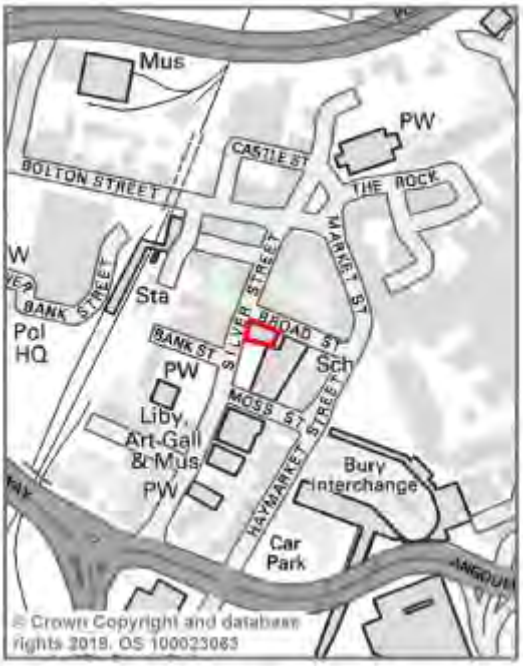
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	27
2025/26	20
2026/27	0



Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2997/00

Category: 1 - Under Construction

Location: Land at side of 99 Dundee Lane, Ramsbottom, Bury, BL0 9HG

District: RAMSBOTTOM

Existing Use: Part of residential

Surrounding Use: Residential

Land Use Class: MU Previously developed ?: Mix

Area (Hectares): 0.031 Density: 32

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 63661

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

Planning Status: Full planning permission

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

Applicant: Mr J Brown

Address: 99 Dundee Lane
Ramsbottom
BL0 9HG

Grid Reference

Easting: 378551 Northing: 416525

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3004/00

Category: 1 - Under Construction

Location: 47 Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF

District: RAMSBOTTOM

Existing Use: Barn

Surrounding Use:

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.148 Density: 7

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64212

Description: Conversion of attached barn to 1no. dwelling; etc

Planning Status: Full planning permission

Permission Date: 30/07/2019 Expiry Date: 30/07/2022

Applicant: Mr Geoff Cross

Address: 7 Queens Place
Bury
BL9 5PH

Grid Reference

Easting: 379816 Northing: 414785

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3012/00

Category: 1 - Under Construction

Location: 2 Withins Lane, Radcliffe, Manchester, M26 2RU

District: RADCLIFFE

Existing Use: Residential terraced house

Surrounding Use: Residential

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.017 Density: 117

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 63968

Description: Change of use from 1no residential dwelling to 2no apartments

Planning Status: Full planning permission

Permission Date: 14/05/2019 Expiry Date: 14/05/2022

Applicant: Mr P Manning

Address: 2 Withins Lane
Radcliffe
M26 2RU

Grid Reference

Easting: 379280 Northing: 408004

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Net gain of 1 unit (conversion of 1 dwelling to 2 flats). Density based on 2 units.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3021/00

Category: 1 - Under Construction

Location: Aldercliffe Riding Establishment, Harwood Road, Tottington, Bury, BL8 3PT

District: TOTTINGTON

Existing Use: Shelter and store

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: No

Area (Hectares): 1.36 Density: 1

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64595

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

Planning Status: Full planning permission

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

Applicant: Mrs W Phillips

Address: Aldercliffe Riding Establishment
Harwood Road
Tottington BL8 3PT

Grid Reference

Easting: 376601 Northing: 412690

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3025/00

Category: 1 - Under Construction

Location: 27-29 Bridge Street, Ramsbottom, Bury, BL0 9AD

District: RAMSBOTTOM

Existing Use: Vacant former bank.

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.018 Density: 56

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64787

Description: CoU from A2 to A4, A3 and 1 apartment (C3)

Planning Status: Full planning permission

Permission Date: 18/12/2019 Expiry Date: 18/12/2022

Applicant: Mr De Koning

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

Grid Reference

Easting: 379150 Northing: 416924

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3030/00

Category: 1 - Under Construction

Location: Land adjacent to 152 Butterstile Lane, Prestwich, Manchester, M25 9TJ

District: PRESTWICH

Existing Use: Car parking space for adjacent shop / flat

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.01 Density: 100

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64902

Description: New 2 storey building comprising of ground floor retail unit with 1no. flat

Planning Status: Full planning permission

Permission Date: 22/01/2020 Expiry Date: 22/01/2023

Applicant: Ms P Ellis

Address: Moxruby Ltd
c/o 304 Valley Mill, Cottonfields
Eagley, Bolton, BL7 9DY

Grid Reference

Easting: 380992 Northing: 402946

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3031/00

Category: 1 - Under Construction

Location: Former Whitefield Spiritualist Church, Victoria Avenue, Whitefield, Manchester, M45 6BZ

District: WHITEFIELD

Existing Use: Vacant former church

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.04 | Density: 50

Capacity: 2 | Windfall site ?: Y-S

Application Details

Application No.: 64912

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

Planning Status: Full planning permission

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

Applicant: Crystal Properties Ltd

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

Grid Reference

Easting: 381008 | Northing: 405522

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3033/00

Category: 1 - Under Construction

Location: Land at Smyrna Street (junction with Shire Gardens), Radcliffe, M26 4BN

District: RADCLIFFE

Existing Use: Vacant, sleared site (former joiners workshop)

Surrounding Use: Residential

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.091 Density: 77

Capacity: 7 Windfall site ?: Y-S

Application Details

Application No.: 66248

Description: Construction of 7 no. terraced dwellings

Planning Status: Full planning permission

Permission Date: 17/05/2021 Expiry Date: 17/05/2024

Applicant: Simida Homes Ltd

Address: 261 Stand Road, Radcliffe
M26 1JA
Bury, BL9 7EG

Grid Reference

Easting: 377903 Northing: 407564

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	7

Units	Number
New Build Units:	7
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

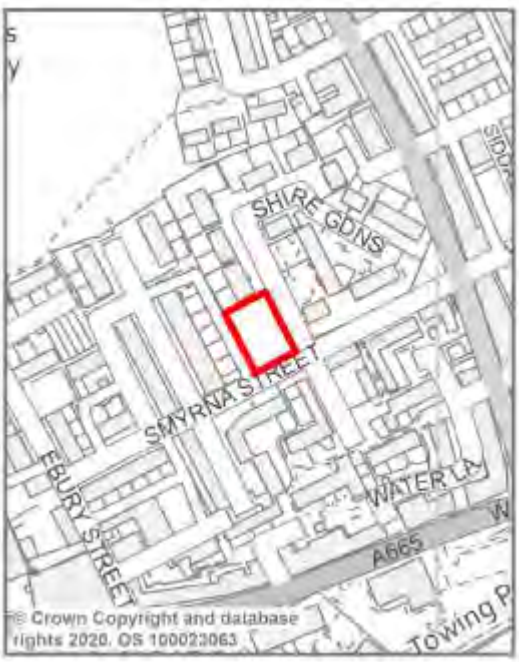
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	7
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3058/00
Category: 1 - Under Construction
Location: 41 Shepherds Close, Tottington, Bury, BL8 4BL

District:

Existing Use: Residential garden

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No
Area (Hectares): 0.029 Density: 33
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65896
Description: Erection of 1 no. bungalow

Planning Status: Full planning permission
Permission Date: 23/10/2020 Expiry Date: 23/10/2023

Applicant: Mr & Mrs Howard
Address: Underhill, Redisher Lane
Ramsbottom, BL8 4HX

Grid Reference

Easting: 377651 Northing: 413958

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	
Flood Risk: N Zone: 1		Competing Uses:		Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Vacant former car park to converted pub

Surrounding Use: Residential

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.05 Density: 60
Capacity: 3 Windfall site ?: Y-S

Application Details

Application No.: 65293
Description: Erection of 3 no. dwellings including associated parking
Planning Status: Full planning permission
Permission Date: 29/07/2020 Expiry Date: 29/07/2023

Applicant: Mr A Sanghani
Address: 71 Halshaw Lane, Kearsley
Bolton, BL4 8DD

Grid Reference

Easting: 378887 Northing: 411740

Plot Details	Site Visit
Completed	0
Under Construction	3
Available	0

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	
Flood Risk: N Zone: 1		Competing Uses:		Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	3
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3066/00
Category: 1 - Under Construction
Location: 2 Arley Avenue, Bury, BL9 5HD

District: BURY NORTH

Existing Use: Worksheds in residential garden

Surrounding Use: Mixed

Land Use Class: BU
Previously developed ?: Yes
Area (Hectares): 0.02
Density: 50
Capacity: 1
Windfall site ?: Y-S

Application Details

Application No.: 67294
Description: Construction of 1 no. new dwelling

Planning Status: Full planning permission
Permission Date: 29/11/2021 Expiry Date: 29/11/2024

Applicant: ASAG Renovations
Address: 12 Causeway Head, Helmshore
Rossendale, BB4 4DW

Grid Reference

Easting: 380720 Northing: 412537

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	
Flood Risk: N Zone: 1		Competing Uses:		Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Under construction

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3068/00

Category: 1 - Under Construction

Location: The Wash House, Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT

District: RADCLIFFE

Existing Use: Vacant former wash house

Surrounding Use: Open Land

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.15 Density: 7

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65412

Description: Conversion of wash house to 1 no. dwelling with single storey extensions

Planning Status: Full planning permission

Permission Date: 22/06/2020 Expiry Date: 22/06/2023

Applicant: Mr C Brown

Address: 20 Heaton Street
Prestwich, M25 1HP

Grid Reference

Easting: 376449 Northing: 410911

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	
Flood Risk: N Zone: 1		Competing Uses:		Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Under construction

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3096/00

Category: 1 - Under Construction

Location: Knowsley House, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT

District: RADCLIFFE

Existing Use: Dwelling (unauthorised)

Surrounding Use: Mixed

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.124 Density: 8

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66142

Description: Change of use from nursing home to private dwelling

Planning Status: Full planning permission

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

Applicant: Mr M Moore

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

Grid Reference

Easting: 376468 Northing: 410903

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	
Flood Risk: N Zone:	1	Competing Uses:		Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Under construction

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3134/00

Category: 1 - Under Construction

Location: Loelands Barn, adjacent 1 The Loelands, Redisher Lane, Ramsbottom, Bury, BL8 4HX

District: RAMSBOTTOM

Existing Use: Stable, barn and hay loft.

Surrounding Use: Mixed

Land Use Class: GNU | Previously developed ?: Yes

Area (Hectares): 0.029 | Density: 34

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 66381

Description: Conversion of stables/barn to dwelling

Planning Status: Full planning permission

Permission Date: 08/04/2021 | Expiry Date: 08/04/2024

Applicant: Mr Baxter

Address: 7 The Loelands, Redisher lane
Ramsbottom, BL8 4HX

Grid Reference

Easting: 377230 | Northing: 415239

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	
Flood Risk: N Zone: 1		Competing Uses:		Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3156/00

Category: 1 - Under Construction

Location: Unsworth South Social Club, Derwent Avenue, Whitefield, Manchester, M45 8HU

District: WHITEFIELD

Existing Use: Vacant former social club.

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.22 | Density: 45

Capacity: 10 | Windfall site ?: Y-S

Application Details

Application No.: 66804

Description: Demolition of existing building and erection of 10 residential dwellings

Planning Status: Full planning permission

Permission Date: 18/11/2021 | Expiry Date: 18/11/2024

Applicant: Great Places Housing c/o agent

Address: Paul Butler Associates
31 Blackfriars Road, Salford

Grid Reference

Easting: 382145 | Northing: 405925

Plot Details	Site Visit
Completed	0
Under Construction	10
Available	0

Units	Number
New Build Units:	10
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	10

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

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

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	10
Other Tenure:	0

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	
Flood Risk: N	Zone: 1	Competing Uses:		Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	10
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Under construction

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3159/00

Category: 1 - Under Construction

Location: 53 Outwood Road, Radcliffe, Manchester, M26 1AQ

District: RADCLIFFE

Existing Use: Residential

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.02 | Density: 100

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 67308

Description: Change of use of basement from storage to residential

Planning Status: Full planning permission

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

Applicant: Mr Barna

Address: 53 Outwood Road
Radcliffe, M26 1AQ

Grid Reference

Easting: 378467 | Northing: 406460

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	
Flood Risk: N Zone: 1		Competing Uses:		Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Under construction

Comments:

Density based on 2 units (net gain of 1)

SHLAA SITE LISTING

Category 2 – Sites With Planning Permission

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2146/00

Category: 2 - Planning Permission

Location: East Lancs Paper Mill Site, Rectory Lane, Radcliffe

District: RADCLIFFE

Existing Use: Vacant Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 22.975 Density: 17

Capacity: 400 Windfall site ?: Y-L

Application Details

Application No.: 62969

Description: 400 dwellings, etc

Planning Status: Outline planning permission

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

Applicant: Homes England and Bury Council

Address:

Grid Reference

Easting: 379263 Northing: 407494

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	400

Units	Number
New Build Units:	400
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	100	0

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

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

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

Sustainability

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

Constraints

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

Constraint Solutions

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	30
2025/26	50
2026/27	50

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing within the next five years. It is expected that the final completion date will exceed the five year period.

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2178/00

Category: 2 - Planning Permission

Location: Land adjacent to 41 Station Close, Radcliffe, Manchester, M26 4GW

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.416 Density: 26

Capacity: 14 Windfall site ?: Y-M

Application Details

Application No.: 63002

Description: Erection of 14 no. dwellings with access road

Planning Status: Full planning permission

Permission Date: 11/10/2019 Expiry Date: 11/10/2022

Applicant: Mr Mark Wraeg

Address: 22 Prestwich Park Road South
Prestwich
Manchester, M25 9PE

Grid Reference

Easting: 377509 Northing: 408481

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	14

Units	Number
New Build Units:	14
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	1	0

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

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

Tenure Details	Number
Private Units:	13
Discounted Market Housing:	1
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Resolve access issues

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	7
2026/27	7

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Ground works commenced to implement a previous application to allow development.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GNU Previously developed ?: No
Area (Hectares): 2.65 Density: 35
Capacity: 52 Windfall site ?: Y-L

Application Details

Application No.: 64640
Description: Development of 52 no. dwellings, associated means of access and landscaping
Planning Status: Full planning permission
Permission Date: 10/07/2020 Expiry Date: 10/07/2023

Applicant: Shaheen Developments
Address: 127 Brandlesholme Road
Bury
Wiltshire, GSN15 5EH

Grid Reference

Easting: 379500 Northing: 411668

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	52

Units	Number
New Build Units:	52
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	12	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints on release of employment land / River Valley

Year	Expected Units Completed
2022/23	0
2023/24	5
2024/25	10
2025/26	10
2026/27	15

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2338/00

Category: 2 - Planning Permission

Location: Land at Bury Road/York Street, Radcliffe, Manchester, M26 2WH

District: RADCLIFFE

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: MNU Previously developed ?: Mix

Area (Hectares): 6.209 Density: 40

Capacity: 200 Windfall site ?: Y-L

Application Details

Application No.: 56744

Description: Hybrid full application for 153 no. Dwellings with outline B1/B2 & B8

Planning Status: Full planning permission

Permission Date: 09/10/2015 Expiry Date: 09/10/2018

Applicant: Cantt Pak Ltd

Address: c/o PIN Property Consultancy Ltd
Hillbit House, New Street
Manchester, M40 8AW

Grid Reference

Easting: 379873 Northing: 408511

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	200

Units	Number
New Build Units:	200
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	50	59

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

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

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

Sustainability

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

Constraints

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

Constraint Solutions

Manage flood risk

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	40

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Current full planning application for 201 dwellings (undetermined at 30/03/2022). Material start made on 56744 but alternative application currently undetermined. Alternative application submitted for 211 dwellings April 2022

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

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

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.586 Density: 75
Capacity: 44 Windfall site ?: Y-M

Application Details

Application No.: 61145
Description: Outline residential development (44 units) with details of access
Planning Status: Outline planning permission
Permission Date: 25/06/2020 Expiry Date: 25/06/2023

Applicant: Owners
Address:

Grid Reference

Easting: 378939 Northing: 407650

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	44

Units	Number
New Build Units:	44
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	44
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	2
2 Bed Units:	42
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	44
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

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

Constraints

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

Constraint Solutions

Remove employment protection policy.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

Excluded from 5YS as outline only. Could come forward sooner.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2374/01

Category: 2 - Planning Permission

Location: Acorn Business Centre, Fountain Street North, Bury, BL9 7AN

District: BURY NORTH

Existing Use: Offices (B1)

Surrounding Use:

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.105 Density: 181

Capacity: 19 Windfall site ?: Y-S

Application Details

Application No.: 59332

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

Planning Status: Full planning permission

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

Applicant:

Address:

Grid Reference

Easting: 381209 Northing: 410969

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	19

Units	Number
New Build Units:	0
Converted Units:	19

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

Tenure Details	Number
Private Units:	19
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is deliverable and has a prior approval permission for residential development.

Comments:

Prior Approval Required and Granted.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2527/00

Category: 2 - Planning Permission

Location: Former Whittaker House (remaining area), Whittaker Street, Radcliffe, M26 2TD

District: RADCLIFFE

Existing Use: Vacant residential retirement and care home

Surrounding Use: Residential

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.258 Density: 31

Capacity: 8 Windfall site ?: Y-M

Application Details

Application No.: 63805

Description: Part demolition Whittaker Hse + erection 8 affordable dwellings

Planning Status: Full planning permission

Permission Date: 29/03/2019 Expiry Date: 29/03/2022

Applicant: Mr D Woods

Address: Clough Homes
24 Rectory Green
Manchester, M25 1BQ

Grid Reference

Easting: 378490 Northing: 407620

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units	Number
New Build Units:	8
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

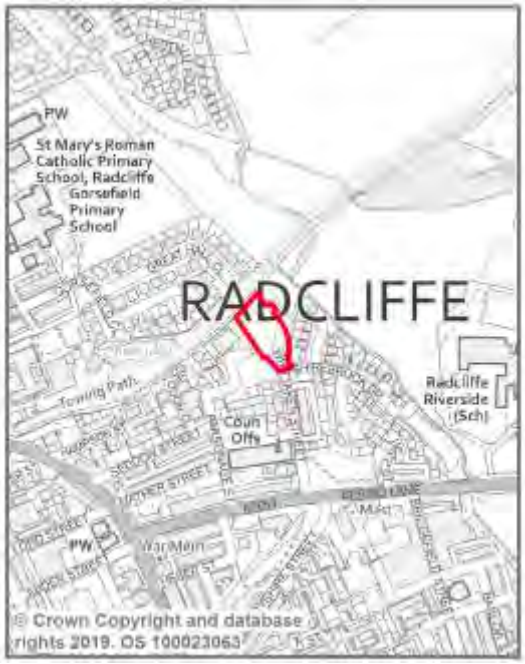
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	U	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	4
2025/26	4
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2527/01

Category: 2 - Planning Permission

Location: Site of Former Whittaker House, Whittaker Street, Radcliffe, Manchester, M26 2TD

District: RADCLIFFE

Existing Use: Vacant - former care home

Surrounding Use:

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.05 Density: 20

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 67374

Description: Construction of new affordable bungalow

Planning Status: Full planning permission

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

Applicant: Clough Homes

Address: 24 Rectory Green
Manchester, M25 1BQ

Grid Reference

Easting: 378499 Northing: 407579

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	1

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

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

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

Sustainability

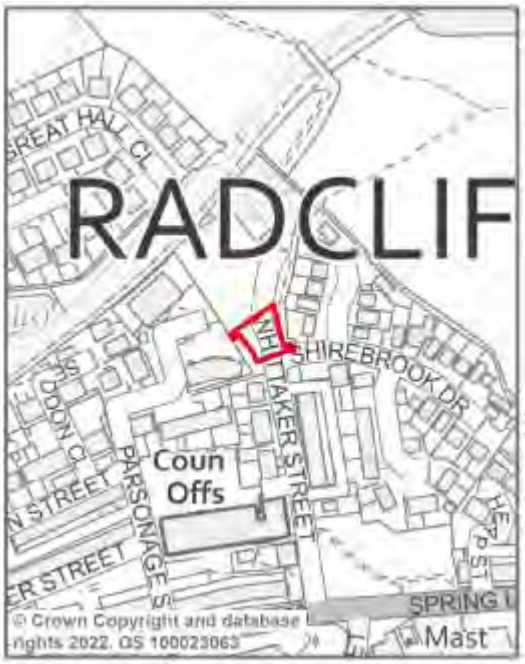
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	1
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2717/00

Category: 2 - Planning Permission

Location: 20 Blackburn Street, Radcliffe, Manchester, M26 1NQ

District: RADCLIFFE

Existing Use: Storage area above flat.

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.005 Density: 200

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 57949

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

Planning Status: Other

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

Applicant: Mr A I Lala

Address: 328 Halliwell Road
Bolton
BL1 3PF

Grid Reference

Easting: 378542 Northing: 407028

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

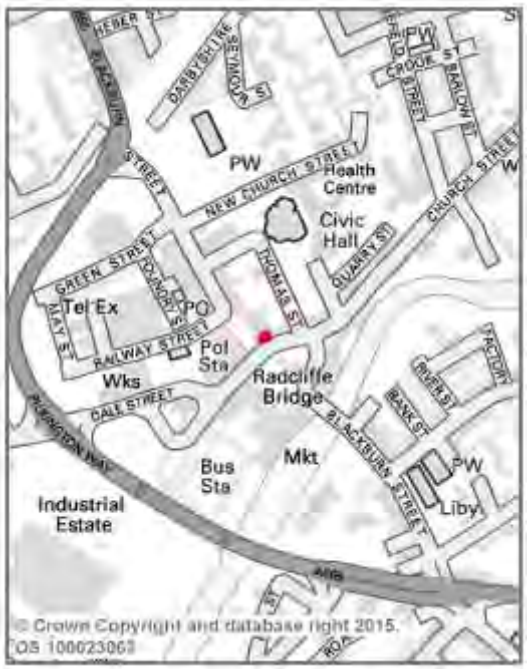
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has potential to be developed in the short to medium term.

Comments:

Prior approval sought but not required. No expiry date.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RAMSBOTTOM

Existing Use: Garden to 1 Ivy Street

Surrounding Use: Residential

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

Application Details

Application No.: 65114
Description: Erection of 1 dwelling

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

Applicant: Mr & Mrs Hoyle
Address: Ivy House, Bolton Road West
Ramsbottom
BB4 9DU

Grid Reference

Easting: 377875 Northing: 415138

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2794/00

Category: 2 - Planning Permission

Location: 5-11 George Street, Prestwich, Manchester, M25 9WS

District: PRESTWICH

Existing Use: Vacant basement.

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.087 Density: 46

Capacity: 4 Windfall site ?: Y-S

Application Details

Application No.: 64761

Description: Conversion of existing basement to form 4no. self-contained apartments

Planning Status: Full planning permission

Permission Date: 03/12/2019 Expiry Date: 03/12/2022

Applicant: c/o Mendelsons Solicitors

Address: Suite 5, 153 Great Ducie Street
Manchester
M3 1 FB

Grid Reference

Easting: 381967 Northing: 402439

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units	Number
New Build Units:	0
Converted Units:	4

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	4
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2802/00

Category: 2 - Planning Permission

Location: Higher Ash Barn, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD

District: RAMSBOTTOM

Existing Use: Disused barn previously used for storage.

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: No

Area (Hectares): 0.113 Density: 9

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66739

Description: Conversion of barn to one dwelling including roof extension

Planning Status: Full planning permission

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

Applicant: Mr & Mrs Packun

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

Grid Reference

Easting: 375978 Northing: 416246

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Resolve vehicle access issues

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: TOTTINGTON

Existing Use: Dwelling

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.993 Density: 9
Capacity: 8 Windfall site ?: Y-M

Application Details

Application No.: 65963
Description: Conversion to 6 apartments, 2 semi-detached houses and 1 bungalow
Planning Status: Full planning permission
Permission Date: 12/01/2021 Expiry Date: 12/01/2024

Applicant: Mrs S Sikorski
Address: Sunnybank, Watling Street
Affetside, Bury
BL8 3QJ

Grid Reference

Easting: 378424 Northing: 411759

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units	Number
New Build Units:	0
Converted Units:	8

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	6
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2829/00

Category: 2 - Planning Permission

Location: Land at side of 13 Starling Road, Radcliffe, Manchester, M26 4LW

District: RADCLIFFE

Existing Use: Garage and garden

Surrounding Use: Residential

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.032 Density: 31

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65596

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

Planning Status: Outline planning permission

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

Applicant: Mr M Holcroft

Address: 31 Buxton Road
Chinley
M26 4LW

Grid Reference

Easting: 377374 Northing: 409535

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	1

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2842/00
Category: 2 - Planning Permission
Location: Land off Rochdale Road, Bury, BL9 7AX

District: BURY NORTH

Existing Use: Car Parking

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.102 Density: 88
Capacity: 9 Windfall site ?: Y-S

Application Details

Application No.: 64331
Description: Development of 5 no. shops, 1no. cafe and 9 no. apartments
Planning Status: Full planning permission
Permission Date: 23/08/2019 Expiry Date: 23/08/2022

Applicant: Decorum (NW) Ltd c/o Agent
Address:

Grid Reference

Easting: 381066 Northing: 410798

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	9

Units	Number
New Build Units:	9
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	4
2025/26	5
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the next 5 years.

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2843/00

Category: 2 - Planning Permission

Location: Bast House Farm Barns, Manchester Road, Ramsbottom, Bury, BL9 5LZ

District: RAMSBOTTOM

Existing Use: Farm Buildings

Surrounding Use: Open Land

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 1.412 Density: 4

Capacity: 6 Windfall site ?: Y-L

Application Details

Application No.: 66016

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

Planning Status: Full planning permission

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

Applicant: Adam Smith c/o Excelsior Properties

Address: Hartford House, Weston Street
Bolton
BL3 2AW

Grid Reference

Easting: 380308 Northing: 415326

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

Units	Number
New Build Units:	1
Converted Units:	5

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	2
2025/26	2
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Latest permisison involves the demolition of the redundant farm - no impact on site capacity. Lawful start has been made on 60870.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Storage purposes and a garage

Surrounding Use: Mixed

Land Use Class: BNU Previously developed ?: Yes
Area (Hectares): 0.147 Density: 7
Capacity: 1 Windfall site ?: D/K

Application Details

Application No.: 67459
Description: 1 new dwelling to replace existing storage building
Planning Status: Full planning permission
Permission Date: 14/12/2021 Expiry Date: 14/12/2024

Applicant: Mr & Mrs Pearson
Address: 41 Bury Old Road
Ainsworth, BL2 5PF
Radcliffe, BL2 5PF

Grid Reference

Easting: 375813 Northing: 410318

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	1
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2877/00

Category: 2 - Planning Permission

Location: Land To The Rear Of Sandy Lane, Prestwich, Manchester, M25 9PS

District: PRESTWICH

Existing Use: Garage colony

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.185 | Density: 16

Capacity: 3 | Windfall site ?: Y-S

Application Details

Application No.: 65788

Description: Conversion of garages to 3no. single bedroom flats

Planning Status: Full planning permission

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

Applicant: Fresh Property Investments Ltd

Address: Flat 15, Mayfair Court
Salford, M7 3WZ
M26 1HY

Grid Reference

Easting: 380972 | Northing: 402999

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	0
Converted Units:	3

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	3
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Latest permission is for a conversion rather than new build plus an additional unit.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2910/00

Category: 2 - Planning Permission

Location: Land adjacent to 23 Meadway, Bury, BL9 9TY

District: BURY NORTH

Existing Use: Grassed open land

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.149 | Density: 13

Capacity: 2 | Windfall site ?: Y-S

Application Details

Application No.: 65469

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

Planning Status: Reserved matters

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

Applicant: Mr Graham Philips

Address: 23 Meadway
Bury
BL9 9TY

Grid Reference

Easting: 380772 | Northing: 408645

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

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

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	2
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2934/00

Category: 2 - Planning Permission

Location: Land at rear of 51-61 Ainsworth Road, Radcliffe, Manchester, M26 4FA

District: RADCLIFFE

Existing Use: Vacant plot currently flytipped.

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.034 | Density: 29

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 67466

Description: Erection of 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 22/11/2021 | Expiry Date: 22/11/2024

Applicant: Mr J Serugga

Address: 156 Stockport Road, Marple
Stockport, SK6 6DL
M40 3BA

Grid Reference

Easting: 377946 | Northing: 407667

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2970/00

Category: 2 - Planning Permission

Location: Land adjacent to 101 Mather Road, Bury, BL9 6RD

District: BURY NORTH

Existing Use: Storage

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.09 | Density: 24

Capacity: 2 | Windfall site ?: Y-S

Application Details

Application No.: 66156

Description: Erection of 2 no. dwellings

Planning Status: Full planning permission

Permission Date: 17/08/2021 | Expiry Date: 17/08/2024

Applicant: Mr Bilton

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

Grid Reference

Easting: 380832 | Northing: 413390

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

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

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	2
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: D/K

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2985/00

Category: 2 - Planning Permission

Location: 85 Bury Old Road, Whitefield, Manchester, M45 7AY

District: WHITEFIELD

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.116 | Density: 95

Capacity: 11 | Windfall site ?: Y-S

Application Details

Application No.: 63003

Description: Erection of office building and apartment building (11 dwl)

Planning Status: Full planning permission

Permission Date: 11/06/2019 | Expiry Date: 11/06/2022

Applicant: Mr Smith

Address: H H Smith & Sons Ltd.
95 Bury Old Rd
Whitefield, M45 7AY

Grid Reference

Easting: 381114 | Northing: 404988

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	11

Units	Number
New Build Units:	11
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	1	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination and

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	11
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2987/00

Category: 2 - Planning Permission

Location: Land at Chapel Road, (adjacent to Sycamore Cottage), Prestwich, Manchester

District: PRESTWICH

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.073 Density: 41

Capacity: 3 Windfall site ?: Y-S

Application Details

Application No.: 63462

Description: Erection of 3 no. dwellings

Planning Status: Full planning permission

Permission Date: 11/09/2019 Expiry Date: 11/09/2022

Applicant: Mrs R Khalid

Address: Darsons Home Ltd.
4a Corn Market
Halifax, HX1 1TH

Grid Reference

Easting: 380935 Northing: 402192

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	3
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2991/00

Category: 2 - Planning Permission

Location: Land adjacent to 1 Lancaster Avenue, Whitefield, M45 6DX

District: WHITEFIELD

Existing Use: Vacant open land

Surrounding Use: Residential

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.014 | Density: 71

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 67976

Description: Erection of 1 no. two storey dwelling with off street parking

Planning Status: Full planning permission

Permission Date: 12/01/2022 | Expiry Date: 12/01/2025

Applicant: Pembroke Homes

Address: Emery House 195
Fog Lane, Manchester
M20 6FJ

Grid Reference

Easting: 381039 | Northing: 405340

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BNU Previously developed ?: Yes
Area (Hectares): 0.193 Density: 88
Capacity: 16 Windfall site ?: Y-S

Application Details

Application No.: 63630
Description: Erection of single building containing 16 no. dwellings
Planning Status: Full planning permission
Permission Date: 09/10/2019 Expiry Date: 09/10/2022

Applicant: Mr O Khan, Kingsley Properties
Address: 17 Broadwalk
South Woodford, London
E18 2DL

Grid Reference

Easting: 379398 Northing: 415067

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	16

Units	Number
New Build Units:	16
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	2	0

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

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

Tenure Details	Number
Private Units:	14
Discounted Market Housing:	2
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

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

Constraints

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

Constraint Solutions

Resolve flood risk

Year	Expected Units Completed
2022/23	0
2023/24	8
2024/25	8
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3001/00

Category: 2 - Planning Permission

Location: Land at 15 Kirklees Street, Tottington, Bury, BL8 3NE

District: RAMSBOTTOM

Existing Use: In use as a garage

Surrounding Use:

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.092 Density: 11

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64018

Description: Erection of 1 no. dwellinghouse

Planning Status: Full planning permission

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

Applicant: Mr Gary Chester

Address: 15 Kirklees Street
Tottington

Grid Reference

Easting: 377875 Northing: 413281

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3002/00

Category: 2 - Planning Permission

Location: The Caravan, Roading Brook Road, Radcliffe, BL2 4JG

District: BURY NORTH

Existing Use:

Surrounding Use:

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.124 Density: 8

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64048

Description: Erection of 1 no. detached dormer bungalow with demolition of workshop,etc

Planning Status: Full planning permission

Permission Date: 01/07/2019 Expiry Date: 01/07/2022

Applicant: Mr George Spink

Address: The Caravan
Roading Brook Road, Radcliffe
BL2 4JG

Grid Reference

Easting: 375876 Northing: 411737

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3006/00

Category: 2 - Planning Permission

Location: Top O Th Carrs Farm, Bury and Bolton Road, Radcliffe, Manchester, M26 4LH

District: RADCLIFFE

Existing Use:

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.1 Density: 3

Capacity: 2 Windfall site ?: Y-S

Application Details

Application No.: 64196

Description: Conversion of and extensions to 2 barns to form 2 dwellings, etc

Planning Status: Full planning permission

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

Applicant: Ms Sharon Lowe

Address: Top O Th Carrs Farm
Bury and Bolton Road
Radcliffe, M26 4LH

Grid Reference

Easting: 376985 Northing: 409504

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3007/00

Category: 2 - Planning Permission

Location: Bank House, 16-18 Bank Street, Walshaw, Tottington, Bury, BL8 3AZ

District: TOTTINGTON

Existing Use: Offices

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.036 — Density: 105

Capacity: 4 — Windfall site ?: Y-S

Application Details

Application No.: 64463

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

Planning Status: Full planning permission

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

Applicant: Ben Jennings

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

Grid Reference

Easting: 377665 — Northing: 411788

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units	Number
New Build Units:	0
Converted Units:	4

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	U	Multiple Ownership:	U

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	4
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3008/00

Category: 2 - Planning Permission

Location: Barn adjacent The Byre, Redisher Lane, Ramsbottom, Bury, BL8 4HX

District: RAMSBOTTOM

Existing Use: Storage

Surrounding Use:

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.09 Density: 3

Capacity: 1 Windfall site ?:

Application Details

Application No.: 64520

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

Planning Status: Full planning permission

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

Applicant: Mr Duncan Baxter

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

Grid Reference

Easting: 377518 Northing: 415172

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3009/00

Category: 2 - Planning Permission

Location: Land adjacent to 4 King Street, Radcliffe, Manchester, M26 1ND

District: RADCLIFFE

Existing Use: Vacant - previous use unknown

Surrounding Use:

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.01 Density: 100

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 63771

Description: Outline application for erection of 1 no. two storey dwelling

Planning Status: Outline planning permission

Permission Date: 08/04/2019 Expiry Date: 08/04/2022

Applicant: Mrs. Ehsan

Address: 1 Delemere Avenue
Radcliffe
M45 7WJ

Grid Reference

Easting: 378888 Northing: 406666

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	1
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Historic mapping shows some buildings on site but the use is not specified.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3011/00

Category: 2 - Planning Permission

Location: 122 Bury New Road, Whitefield, Manchester, M45 6AD

District: BURY NORTH

Existing Use: Vacant office and storage for Beauty Salon at ground level

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.009 Density: 111

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 63882

Description: Change of use of first floor to form self-contained flat with new entrance

Planning Status: Full planning permission

Permission Date: 05/04/2019 Expiry Date: 05/04/2022

Applicant: Mr Richardson

Address: 14 Highfield Terrace
Manchester
M9 8AD

Grid Reference

Easting: 380726 Northing: 405618

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

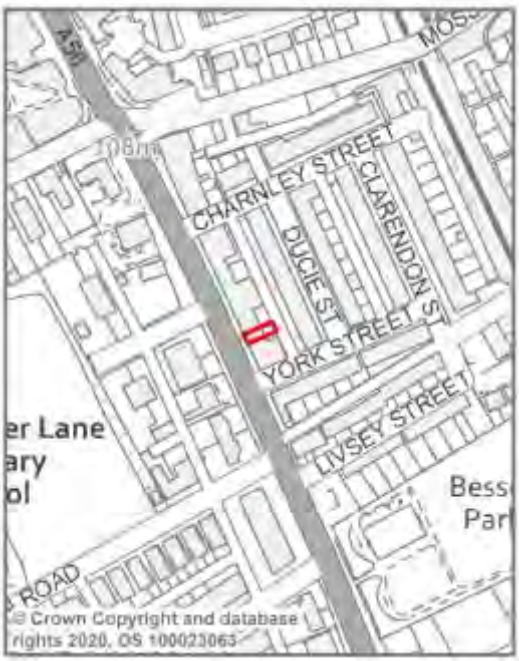
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3013/00

Category: 2 - Planning Permission

Location: 91-95 Windsor Road and adjacent land, Prestwich, Manchester, M25 0DB

District: PRESTWICH

Existing Use: Vacant plot of land and offices

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.069 — Density: 58

Capacity: 4 — Windfall site ?: Y-S

Application Details

Application No.: 64007

Description: 1 shop & flat on GF & conv. of offices to 3 flats on 1st floor

Planning Status: Full planning permission

Permission Date: 06/06/2019 — Expiry Date: 06/06/2022

Applicant: Mr E Sweetman

Address: Zellbond, Suite 1
1-7 Taylor Street
Bury, Bl9 6DT

Grid Reference

Easting: 383339 — Northing: 403216

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units	Number
New Build Units:	1
Converted Units:	3

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	4
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Mixture of new build and conversion.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3014/00

Category: 2 - Planning Permission

Location: Top O Th Lea Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RX

District: RAMSBOTTOM

Existing Use: Former agricultural building

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.18 Density: 11

Capacity: 2 Windfall site ?: Y-S

Application Details

Application No.: 64119

Description: Conversion of agricultural building to form 2 no. dwellings and two storey

Planning Status: Full planning permission

Permission Date: 02/09/2019 Expiry Date: 02/09/2022

Applicant: Mr R Holt

Address: Top O Th Lea Farm, Bury Old Road
Shuttleworth, Ramsbottom
Bury, BL0 0RX

Grid Reference

Easting: 380566 Northing: 418148

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3015/00

Category: 2 - Planning Permission

Location: Victoria Buildings, 9-13 Silver Street, Bury, BL9 0EU

District: BURY NORTH

Existing Use: Vacant 1st and 2nd Floor offices

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.066 Density: 182

Capacity: 12 Windfall site ?: Y-S

Application Details

Application No.: 64172

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

Planning Status: Full planning permission

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

Applicant: c/o Agent

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

Grid Reference

Easting: 380363 Northing: 410754

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	12

Units	Number
New Build Units:	0
Converted Units:	12

Affordable Housing	Policy	Other
No. Units:	0	0

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

Bedroom Details	Number
1 Bed Units:	5
2 Bed Units:	7
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

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

Sustainability

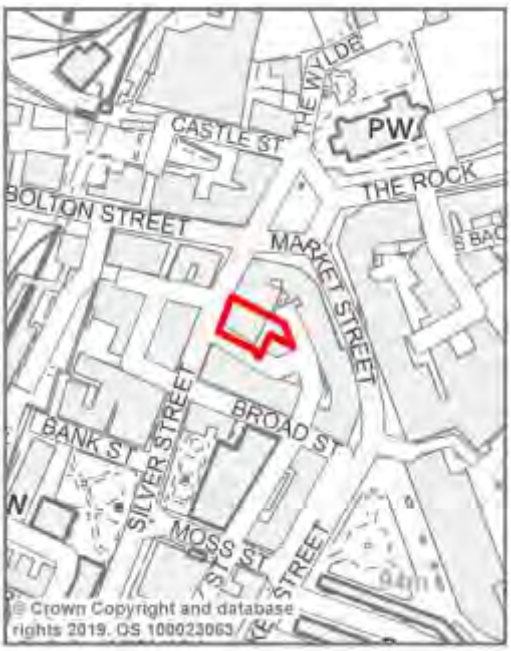
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	U	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	6
2025/26	6
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3017/00

Category: 2 - Planning Permission

Location: Land adjacent to 55 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR

District: RADCLIFFE

Existing Use: Steel framed agricultural building

Surrounding Use: Mixed

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.055 Density: 18

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64326

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

Planning Status: Full planning permission

Permission Date: 15/10/2019 Expiry Date: 15/10/2022

Applicant: Mr K Mohammadi

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

Grid Reference

Easting: 376340 Northing: 409595

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3018/00

Category: 2 - Planning Permission

Location: Rear of 8 Chisholme Close, Tottington, Bury, BL8 4HH

District: TOTTINGTON

Existing Use: Residential garden space

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.062 Density: 16

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64515

Description: Erection of 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 14/10/2019 Expiry Date: 14/10/2022

Applicant: Mr & Mrs Howlett

Address: 8 Chisholme Close
Tottington
BL8 4HH

Grid Reference

Easting: 377503 Northing: 414805

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3022/00

Category: 2 - Planning Permission

Location: Land at side of 35 Greenbank Road, Radcliffe, Manchester, M26 4FR

District: RADCLIFFE

Existing Use: Domestic garden

Surrounding Use: Residential

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.018 Density: 56

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66139

Description: Erection of 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 15/01/2021 Expiry Date: 15/01/2024

Applicant: Ms Foster

Address: 35 Greenbank Road
Radcliffe
M26 4FR

Grid Reference

Easting: 378068 Northing: 408158

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3024/00

Category: 2 - Planning Permission

Location: Land adjacent to 7 Salmsbury Hall Close, Ramsbottom, Bury, BL0 9FG

District: RAMSBOTTOM

Existing Use: Garden area

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.085 Density: 12

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64778

Description: Erection of 1 no. dwelling and detached garage

Planning Status: Full planning permission

Permission Date: 18/12/2019 Expiry Date: 18/12/2022

Applicant: Mr & Mrs Lay

Address: 7 Salmsbury Hall Close
Ramsbottom
BL0 9FG

Grid Reference

Easting: 378928 Northing: 415990

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3029/00

Category: 2 - Planning Permission

Location: 70 Water Street, Radcliffe, Manchester, M26 4DF

District: RADCLIFFE

Existing Use: Vacant pub, part demolished

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.03 Density: 66

Capacity: 2 Windfall site ?:

Application Details

Application No.: 64852

Description: 2 apartments on 1st floor, 1 retail unit (A1) and 1 cafe on ground floor

Planning Status: Full planning permission

Permission Date: 23/01/2020 Expiry Date: 23/01/2023

Applicant: Mr M Ahmed

Address: 70 Water Street
Radcliffe
M26 4DF

Grid Reference

Easting: 378096 Northing: 407505

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

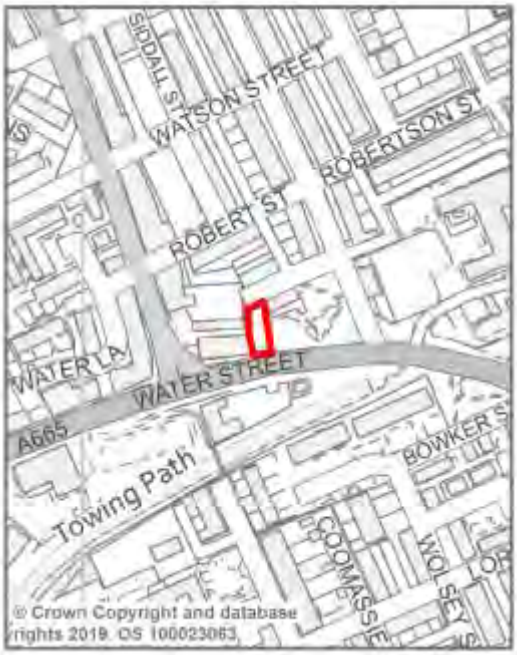
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3032/00

Category: 2 - Planning Permission

Location: Land at side of 16 Hall Street, Walshaw, Tottington, Bury, BL8 3BD

District: TOTTINGTON

Existing Use: Car Park for adjacent pub

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.02 Density: 50

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64946

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

Planning Status: Full planning permission

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

Applicant: Mrs H Kiely

Address: 16 Hall Street
Walshaw
Tottington, BL8 3BD

Grid Reference

Easting: 377601 Northing: 411821

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3034/00

Category: 2 - Planning Permission

Location: Land off Ainsworth Hall Road, Ainsworth, Bolton

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use:

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.195 Density: 5

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64875

Description: Proposed dwellinghouse with attached 'granny annex'

Planning Status: Full planning permission

Permission Date: 19/02/2020 Expiry Date: 19/02/2023

Applicant: J.Leach

Address: 8 Westcombe Drive
Bury
BL8 1DN

Grid Reference

Easting: 376243 Northing: 410137

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

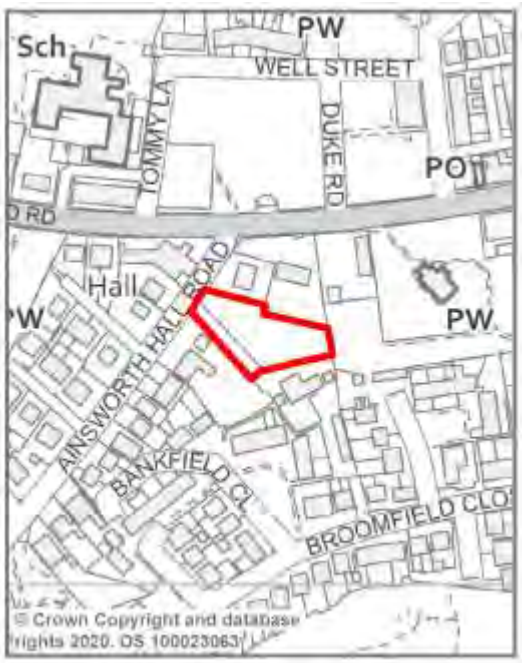
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	1
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3035/00

Category: 2 - Planning Permission

Location: Land at Junction of Arthur Lane/Bury Old Road, Ainsworth, Bury

District: RADCLIFFE

Existing Use: Livestock building.

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.051 Density: 19

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64967

Description: Demolition, conversion and extension of livestock buildings to 1 dwelling

Planning Status: Full planning permission

Permission Date: 19/02/2020 Expiry Date: 19/02/2023

Applicant: Mr Jagger

Address: Kilnclough Farm, Bradley Fold Road
Ainsworth
Bury, BL2 5QR

Grid Reference

Easting: 375894 Northing: 410359

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Proposal is for a single storey dwelling

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3036/00

Category: 2 - Planning Permission

Location: Land at Mount Sion Road, Radcliffe, Manchester, M26 0SJ

District: RADCLIFFE

Existing Use: Stables

Surrounding Use: Open Land

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.123 Density: 8

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 64996

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

Planning Status: Full planning permission

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

Applicant: S & R Shepherd - Speakman

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

Grid Reference

Easting: 377535 Northing: 406653

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3039/00
Category: 2 - Planning Permission
Location: 173-175 The Rock, Bury, BL9 0NE

District: BURY NORTH

Existing Use: Ground floor restaurant with living accommodation above
Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.032 — Density: 156
Capacity: 2 — Windfall site ?: Y-S

Application Details

Application No.: 65163
Description: CoU ground floor restaurant to 3 retail units and upper floors into 5 flats
Planning Status: Full planning permission
Permission Date: 12/03/2020 — Expiry Date: 12/03/2023

Applicant: Mrs So
Address: 13A Liverpool Road
Warrington
WA5 1EG

Grid Reference

Easting: 380792 — Northing: 411068

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	2
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

Upstairs already contains 2 no. one bed flats and 1 no. three bed flat. Net gain of 2 units. Density based on 5 units.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3045/00
Category: 2 - Planning Permission
Location: Castle House, 7 Wellington Street, Bury, BL8 2AL

District: BURY NORTH

Existing Use: Bed & breakfast (Class C1)

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.015 Density: 67
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 63651
Description: COU from B&B to 8 bed HMO

Planning Status: Full planning permission
Permission Date: 01/03/2019 Expiry Date: 01/03/2022

Applicant:
Address:

Grid Reference

Easting: 379525 Northing: 410660

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	Y	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3055/00

Category: 2 - Planning Permission

Location: Land between 21 & 23 Mode Hill Lane, Whitefield, Manchester, M45 8JF

District: WHITEFIELD

Existing Use: Garden within domestic curtilage

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.06 Density: 17

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66993

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

Planning Status: Full planning permission

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

Applicant: Mr. M Morris

Address: Sanderson House, 22 Station Road Horsforth, Leeds

Grid Reference

Easting: 382136 Northing: 405976

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3056/00
Category: 2 - Planning Permission
Location: Land adjacent 6 Bentley Lane, Bury, BL9 6RZ

District:

Existing Use: Vacant garden area

Surrounding Use: Mixed

Land Use Class: GNU Previously developed ?: No
Area (Hectares): 0.04 Density: 75
Capacity: 3 Windfall site ?: Y-S

Application Details

Application No.: 64525
Description: Outline application for residential development of up to 3 dwellings
Planning Status: Outline planning permission
Permission Date: 13/05/2020 Expiry Date: 13/05/2023

Applicant: Mr P. Wild
Address: 6 Bentley Lane
Bury

Grid Reference

Easting: 380961 Northing: 414164

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	2
2026/27	1

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3057/00

Category: 2 - Planning Permission

Location: Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB

District:

Existing Use: Barn

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.07 Density: 14

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65197

Description: Conversion of stone barn to 1 no. dwelling

Planning Status: Full planning permission

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

Applicant: Mr & Mrs Leak

Address: Higher House Farm, Hawkshaw Lane Tottington

Grid Reference

Easting: 375980 Northing: 415816

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

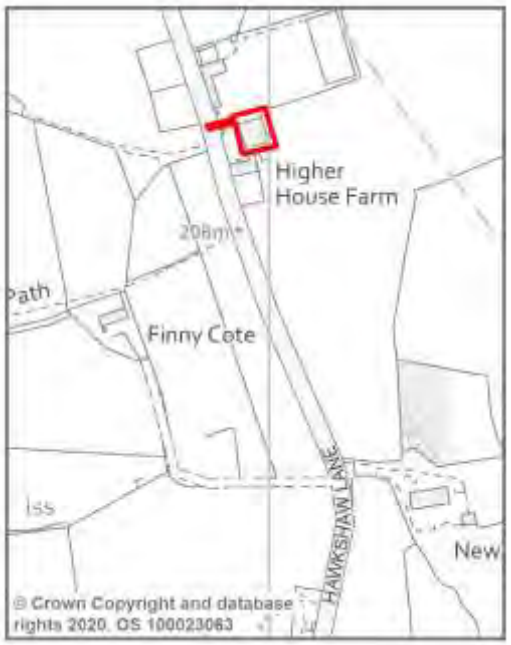
Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3059/00

Category: 2 - Planning Permission

Location: 38 Deyne Avenue, Prestwich, Manchester, M25 1EJ

District: PRESTWICH

Existing Use: Garage, car port, driveway and garden

Surrounding Use: Residential

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.07 Density: 50

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65261

Description: Construction of 1 no. dwelling at the side

Planning Status: Full planning permission

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

Applicant: Mr Nightingale

Address: Kilsaran, Slaugham Lane
Warninglid, West Sussex

Grid Reference

Easting: 381729 Northing: 403868

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

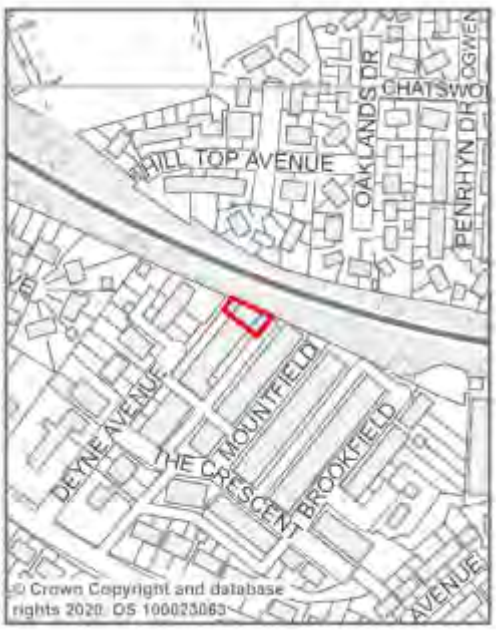
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3062/00

Category: 2 - Planning Permission

Location: 23 Bannerman Avenue, Prestwich, Manchester, M25 1DZ

District: PRESTWICH

Existing Use: Dwelling

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.02 | Density: 100

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 65320

Description: Conversion of single dwelling to form two maisonettes

Planning Status: Full planning permission

Permission Date: 04/05/2020 | Expiry Date: 04/05/2023

Applicant: Mrs I Watson

Address: 54 The Meadows
Prestwich, M25 1DU

Grid Reference

Easting: 381965 | Northing: 403403

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

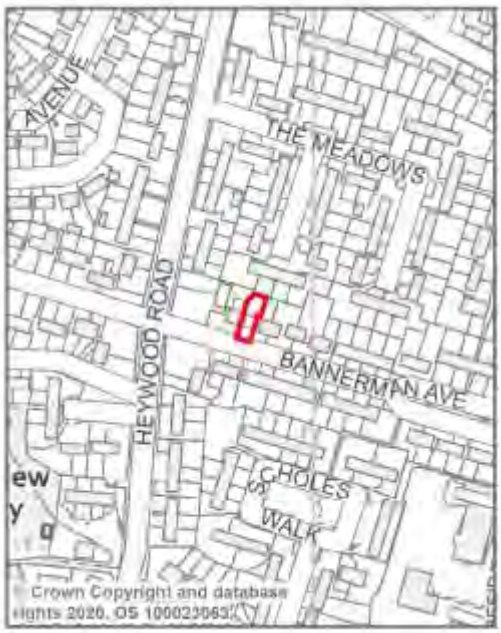
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: PRESTWICH

Existing Use: Dwelling

Surrounding Use: Residential

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.01 Density: 200
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65347
Description: Conversion of existing lower ground floor into a self-contained dwelling

Planning Status: Full planning permission
Permission Date: 13/05/2020 Expiry Date: 13/05/2023

Applicant: Mrs V Bernstein c/o agent
Address: Debtal Architecture LTD
72 Bury New Road, Prestwich

Grid Reference

Easting: 381672 Northing: 403801

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: WHITEFIELD

Existing Use: Dwelling

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.25 Density: 8
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65358
Description: Alterations to existing dwelling to form two apartments
Planning Status: Full planning permission
Permission Date: 31/07/2020 Expiry Date: 31/07/2023

Applicant: Mr S Irving,
Address: Beech House Developments Limited
6 The Gardens, Edgworth, Bolton

Grid Reference

Easting: 380541 Northing: 405322

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3072/00

Category: 2 - Planning Permission

Location: Land adjacent to Ivy Cottage, Baldinstone, Bury, BL9 6RX

District:

Existing Use: Garage / residential garden

Surrounding Use: Mixed

Land Use Class: MNU Previously developed ?: No

Area (Hectares): 0.06 Density: 17

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65532

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

Planning Status: Full planning permission

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

Applicant: Mr S Duxbury

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

Grid Reference

Easting: 380835 Northing: 414232

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3075/00

Category: 2 - Planning Permission

Location: Land adjacent to 173 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DG

District: RAMSBOTTOM

Existing Use: Garden

Surrounding Use: Mixed

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.01 Density: 100

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65762

Description: Erection of 1 no. detached dwelling

Planning Status: Full planning permission

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

Applicant: Ms. M. Cullen

Address: Greenside, Ainsworth
Bury, BL2 5SE

Grid Reference

Easting: 379999 Northing: 417456

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3076/00

Category: 2 - Planning Permission

Location: Rainsough Cottage, 5 Rainsough Brow, Prestwich, Manchester, M25 8SU

District: PRESTWICH

Existing Use: House and large garden

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: Yes

Area (Hectares): 0.221 | Density: 18

Capacity: 3 | Windfall site ?: Y-S

Application Details

Application No.: 65170

Description: Demolition of existing dwelling and erection of 4 dwellings

Planning Status: Full planning permission

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

Applicant: Rainsough Property Ltd

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

Grid Reference

Easting: 380794 | Northing: 402264

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	3
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

Construction of four no. 5 bedroom detached houses.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3077/00

Category: 2 - Planning Permission

Location: Garage site at James Street, Prestwich, Manchester, M25 3AP

District: PRESTWICH

Existing Use: Vacant garage and workshop

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.034 | Density: 59

Capacity: 2 | Windfall site ?: Y-S

Application Details

Application No.: 65727

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

Planning Status: Full planning permission

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

Applicant: Mr Karim

Address: 58 Rectory Lane
Prestwich

Grid Reference

Easting: 381143 | Northing: 404071

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

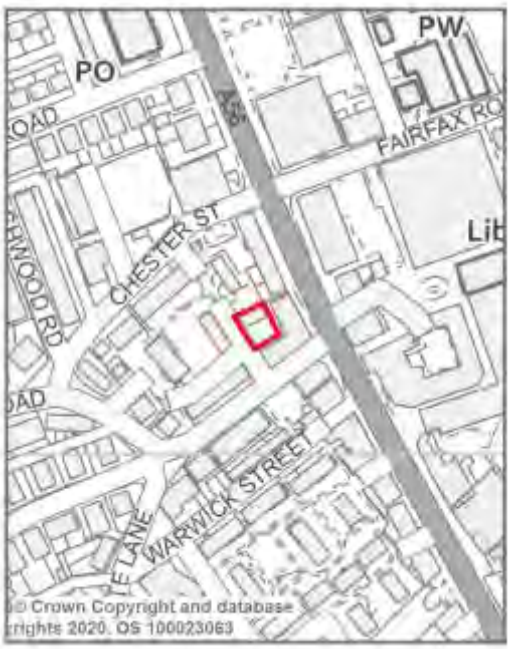
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3078/00
Category: 2 - Planning Permission
Location: Hollins House Farm, Hollins Lane, Bury, BL9 8AS

District: BURY SOUTH

Existing Use: Vacant former barns

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.12 Density: 17
Capacity: 2 Windfall site ?: Y-S

Application Details

Application No.: 65632
Description: Conversion of 2 no. barns to 2 no. dwellings

Planning Status: Full planning permission
Permission Date: 07/10/2020 Expiry Date: 07/10/2023

Applicant: Mr W Nield
Address: Hollins House Farm, Hollins Lane
Bury, BL9 8AS

Grid Reference

Easting: 381413 Northing: 408034

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	2
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3081/00

Category: 2 - Planning Permission

Location: Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD

District: BURY NORTH

Existing Use: Vacant barn

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.06 Density: 17

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 65778

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

Planning Status: Other

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

Applicant: Thomas England Limited

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

Grid Reference

Easting: 376849 Northing: 411346

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3083/00
Category: 2 - Planning Permission
Location: 16 Paradise Street, Ramsbottom, Bury, BL0 9BS

District: RAMSBOTTOM

Existing Use: Welders (B1c)

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.05 Density: 60
Capacity: 3 Windfall site ?: Y-S

Application Details

Application No.: 66076
Description: Demolition and erection of 2no. 3 bed dwellings and 1no. 1 bed apartme
Planning Status: Full planning permission
Permission Date: 07/12/2020 Expiry Date: 07/12/2023

Applicant: N & JW Properties Ltd
Address: 10 Carnoustie Drive
Ramsbottom

Grid Reference

Easting: 379150 Northing: 417023

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

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

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

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	3
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3095/00

Category: 2 - Planning Permission

Location: 395-399 Bury New Road, Prestwich, Manchester, M25 1AW

District: PRESTWICH

Existing Use: 2nd Floor office

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.01 | Density: 100

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 66069

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

Planning Status: Full planning permission

Permission Date: 12/01/2021 | Expiry Date: 12/01/2024

Applicant: Mr Price

Address: 395-399 Bury New Road
Prestwich

Grid Reference

Easting: 381316 | Northing: 403800

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	1
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	Y	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3097/00
Category: 2 - Planning Permission
Location: Old Hall, Lower Chesham, Bury, BL9 6BX

District: BURY NORTH

Existing Use: Garden

Surrounding Use: Residential

Land Use Class: GU Previously developed ?: No
Area (Hectares): 0.271 Density: 11
Capacity: 3 Windfall site ?: Y-S

Application Details

Application No.: 65664
Description: Residential development for 3 no. dwellings

Planning Status: Full planning permission
Permission Date: 02/03/2021 Expiry Date: 02/03/2024

Applicant: Mr G Harwood
Address: Old Hall, Lower Chesham
Bury, BL9 6BX

Grid Reference

Easting: 381513 Northing: 411311

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	3
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	3
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	3
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	3
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3098/00

Category: 2 - Planning Permission

Location: 12A Whittaker Lane, Prestwich, Manchester, M25 1FX

District: PRESTWICH

Existing Use: Ancillary office and storage for restaurant

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.018 Density: 56

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66348

Description: Change of use of the first floor only to form a 4 bedroom HMO

Planning Status: Full planning permission

Permission Date: 11/03/2021 Expiry Date: 11/03/2024

Applicant: Mr Ali

Address: 12A Whittaker Lane
Prestwich

Grid Reference

Easting: 382359 Northing: 403751

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	1

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3099/00

Category: 2 - Planning Permission

Location: Land north of Heatherside Road, Ramsbottom, Bury, BL0 9BX

District: RAMSBOTTOM

Existing Use: Unused grassland (formerly used for grazing cattle)

Surrounding Use: Mixed

Land Use Class: GNU Previously developed ?: No

Area (Hectares): 0.62 Density: 2

Capacity: 1 Windfall site ?: Y-M

Application Details

Application No.: 66308

Description: Erection of 1no. bespoke, self-build and custom-build dwelling

Planning Status: Full planning permission

Permission Date: 24/03/2021 Expiry Date: 24/03/2024

Applicant: Mr & Mrs Delaney c/o Agent

Address: Maybern Planning and Development Limited
Beehive Mill, Jersey Street, Manchester

Grid Reference

Easting: 378911 Northing: 417493

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	1

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

5 bed detached dwelling

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3100/00
Category: 2 - Planning Permission
Location: Topping Mill, Topping Street, Bury, BL9 6DR

District: BURY NORTH

Existing Use: Vacant mill

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.1 — Density: 150
Capacity: 15 — Windfall site ?: Y-S

Application Details

Application No.: 65525
Description: Change of use of industrial premises to 15 apartments
Planning Status: Full planning permission
Permission Date: 25/08/2021 Expiry Date: 25/08/2024

Applicant: St David Project Omega Ltd
Address: Refuge House, -37 Watergate Row South Chester

Grid Reference

Easting: 380994 Northing: 411349

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	15

Units	Number
New Build Units:	0
Converted Units:	15

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	15
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	13
2 Bed Units:	2
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	15
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

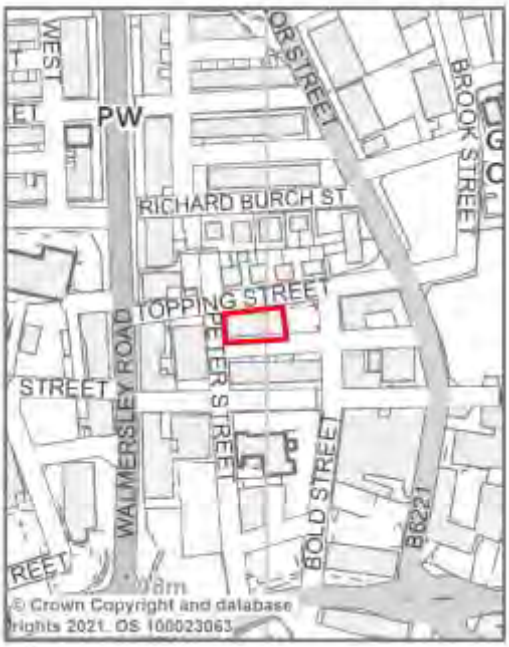
Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	7
2025/26	8
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3131/00

Category: 2 - Planning Permission

Location: Woolfield House, Wash Lane, Bury, BL9 6BJ

District: BURY NORTH

Existing Use: Former care home, now vacant

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.115 — Density: 96

Capacity: 11 — Windfall site ?: Y-S

Application Details

Application No.: 66090

Description: Change of use into 9no. one bed apartments and 2no. two bed apartments

Planning Status: Full planning permission

Permission Date: 18/06/2021 — Expiry Date: 18/06/2024

Applicant: COH Property Consultants Limited

Address: 44 Heversham Road
Bexleyheath, Kent, DA7 5BG

Grid Reference

Easting: 381364 — Northing: 411010

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	11

Units	Number
New Build Units:	0
Converted Units:	11

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	11
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	9
2 Bed Units:	2
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	11
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

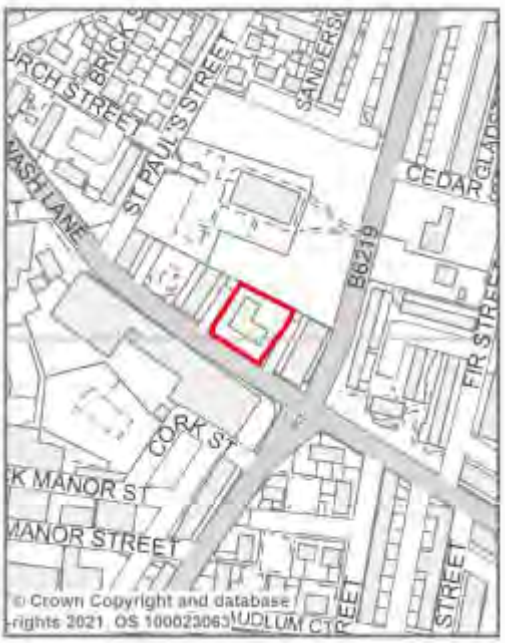
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	5
2026/27	6



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3132/00
Category: 2 - Planning Permission
Location: 26 West Drive, Bury, BL9 5DN

District: BURY NORTH

Existing Use: Domestic garden

Surrounding Use: Residential

Land Use Class: GU Previously developed ?: No
Area (Hectares): 0.101 Density: 10
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66226
Description: New dwelling in garden of existing house

Planning Status: Full planning permission
Permission Date: 21/04/2021 Expiry Date: 21/04/2024

Applicant: Mr & Mrs Tierney
Address: 26 West Drive
Bury BL9 5DN

Grid Reference

Easting: 380384 Northing: 412120

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3133/00
Category: 2 - Planning Permission
Location: Gorsehill, 94 Starling Road, Bury, BL8 2HH

District: RADCLIFFE

Existing Use: Stables

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: Yes
Area (Hectares): 0.131 Density: 8
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66293
Description: Demolition of stables and construction of a single detached dwelling
Planning Status: Full planning permission
Permission Date: 29/07/2021 Expiry Date: 29/07/2024

Applicant: Mr McMinn
Address: Top O the Carrs Farm
Bury M26 4LH

Grid Reference

Easting: 377464 Northing: 410053

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	1
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3135/00

Category: 2 - Planning Permission

Location: 35 Bolton Street, Ramsbottom, Bury, BL0 9HU

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.049 — Density: 20

Capacity: 1 — Windfall site ?: Y-S

Application Details

Application No.: 66453

Description: Change of use of first floor from betting shop to self-contained flat

Planning Status: Full planning permission

Permission Date: 13/04/2021 — Expiry Date: 13/04/2024

Applicant: Mr R. Ashraf

Address: 25 Fairhaven Avenue, Whitefield, M45 7QG

Grid Reference

Easting: 379045 — Northing: 416845

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	1
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

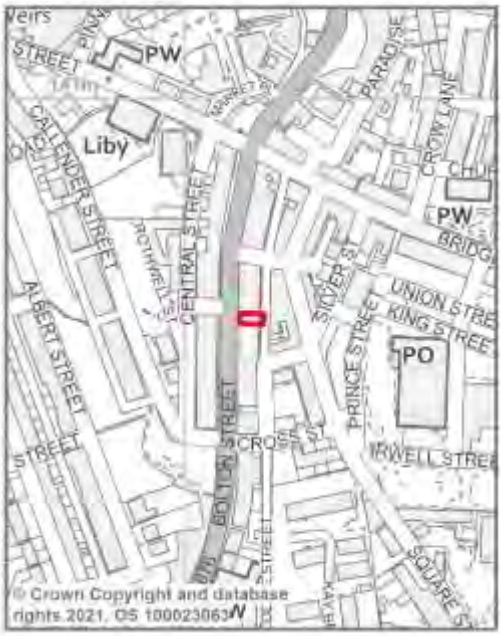
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	Y	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3136/00

Category: 2 - Planning Permission

Location: Former Bank Lane Friendly Burial Society Building, Spring Street, Shuttleworth, Ramsbottom, BL0 0DS

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.018 | Density: 56

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 66546

Description: Conversion of building and external alterations to form 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 24/05/2021 | Expiry Date: 24/05/2024

Applicant: Lime Tree Estates Ltd

Address: 16 Bollinway
Altrincham, WA15 0NZ

Grid Reference

Easting: 379959 | Northing: 417345

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3137/00

Category: 2 - Planning Permission

Location: 125 Walmersley Road, Bury, BL9 5AY

District: BURY NORTH

Existing Use: Nursery/creche

Surrounding Use: Residential

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.051 Density: 137

Capacity: 7 Windfall site ?: Y-S

Application Details

Application No.: 66547

Description: Conversion of existing nursery to 7 no. residential apartments

Planning Status: Full planning permission

Permission Date: 08/04/2021 Expiry Date: 08/04/2024

Applicant: M. Cocken c/o Agent

Address: S H Wilkinson Architects Ltd
Bolton, BL5 3YE

Grid Reference

Easting: 380880 Northing: 411657

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	7

Units	Number
New Build Units:	0
Converted Units:	7

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	7
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	4
4 Bed Units:	3
Other Units:	0

Tenure Details	Number
Private Units:	7
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	3
2024/25	4
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3139/00
Category: 2 - Planning Permission
Location: 9 Birch Lea Close, Bury, BL9 9RZ

District: BURY SOUTH

Existing Use: Garden area of residential property.

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No
Area (Hectares): 0.058 Density: 34
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66694
Description: Replacement of existing dwelling with 2 No. 3 bedroom dwellings
Planning Status: Full planning permission
Permission Date: 28/07/2021 Expiry Date: 28/07/2024

Applicant: Birch Lea Associates Ltd.
Address: 5 Kibworth Close
Whitefield, M45 7LS

Grid Reference

Easting: 380554 Northing: 409281

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	1
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Net gain of 1 unit which is located in the garden area. Site density based on 2 units.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3140/00

Category: 2 - Planning Permission

Location: St. John Shuttleworth, Whalley Road, Ramsbottom, BL0 0EF

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.101 Density: 10

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 67711

Description: Conversion of existing church into single dwelling

Planning Status: Full planning permission

Permission Date: 27/05/2022 Expiry Date: 27/05/2025

Applicant: Mr W. Bunnell

Address: 11 Kenmor Avenue
Bury, BL8 2DY

Grid Reference

Easting: 380062 Northing: 417720

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	1
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3141/00
Category: 2 - Planning Permission
Location: 2 Bell Lane, Bury, BL9 6AR

District: BURY SOUTH

Existing Use: Offices

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.002 Density: 500
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66774
Description: Change of use from public house/offices to 1 no. dwelling
Planning Status: Full planning permission
Permission Date: 01/10/2021 Expiry Date: 01/10/2024

Applicant: Mr J Amin
Address: 404 Cheetham Hill Road
Manchester, M8 9LE

Grid Reference

Easting: 381134 Northing: 411170

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	1
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	1
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3145/00

Category: 2 - Planning Permission

Location: Bradshaw Hill Farm, Castle Hill Road, Bury, BL9 6UN

District: BURY NORTH

Existing Use: Domestic garage

Surrounding Use: Open Land

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.175 Density: 6

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66922

Description: Conversion of garage to form dwelling

Planning Status: Full planning permission

Permission Date: 15/09/2021 Expiry Date: 15/09/2024

Applicant: Mr D.Wright

Address: Bradshaw Hill Farm
Castle Hill Road, Bury

Grid Reference

Easting: 381775 Northing: 412886

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3147/00

Category: 2 - Planning Permission

Location: Land at side of 201 Bury Road, Tottington, Bury, BL8 3EU

District: TOTTINGTON

Existing Use: Garden

Surrounding Use: Residential

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.039 Density: 26

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66968

Description: Erection of 1 no. dormer bungalow with associated car parking

Planning Status: Full planning permission

Permission Date: 28/07/2021 Expiry Date: 28/07/2024

Applicant: Mrs & Mr Enaboifo

Address: 201 Bury Road
Tottington, BL8 3EU

Grid Reference

Easting: 378014 Northing: 412570

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	1
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3148/00

Category: 2 - Planning Permission

Location: Land adjacent to 34 James Street North, Radcliffe, Manchester, M26 1LL

District: RADCLIFFE

Existing Use: Vacant site

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.017 Density: 235

Capacity: 4 Windfall site ?: Y-S

Application Details

Application No.: 67977

Description: Erection of 4 dwellings

Planning Status: Full planning permission

Permission Date: 13/04/2022 Expiry Date: 13/04/2025

Applicant: MaiRose Property Developments Ltd

Address: c/o Agent me Paul Butler Associates
31 Blackfriars Road, Salford

Grid Reference

Easting: 378639 Northing: 406657

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units	Number
New Build Units:	4
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	4
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	4
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	2
2026/27	2

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3149/00

Category: 2 - Planning Permission

Location: Land rear of 375 Bury Road, Tottington, Bury, BL8 3DS

District: TOTTINGTON

Existing Use: Vacant land formerly used as a garden

Surrounding Use: Residential

Land Use Class: GU Previously developed ?: No

Area (Hectares): 0.176 Density: 6

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 67025

Description: Outline app. for 1 no. new dwelling (all matters reserved except access)

Planning Status: Outline planning permission

Permission Date: 01/09/2021 Expiry Date: 01/09/2024

Applicant: Mr P Musson

Address: 369 Bury Road
Tottington, BL8 3DS

Grid Reference

Easting: 378473 Northing: 412254

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	1
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3150/00

Category: 2 - Planning Permission

Location: Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX

District: PRESTWICH

Existing Use: Residential flats

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.215 | Density: 60

Capacity: 5 | Windfall site ?: Y-S

Application Details

Application No.: 67168

Description: Conversion of roof space to create 5 no. 1 bed self-contained flats

Planning Status: Full planning permission

Permission Date: 02/09/2021 | Expiry Date: 02/09/2024

Applicant: Mr M. Moore

Address: c/o Agent EA Town Planning Ltd
13 Harrowes Meade, London

Grid Reference

Easting: 382963 | Northing: 402431

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units	Number
New Build Units:	0
Converted Units:	5

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	5
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	5
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	5
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Density includes the 8 flats below the proposed development.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3150/01

Category: 2 - Planning Permission

Location: Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX

District: PRESTWICH

Existing Use: Residential garages and storage areas

Surrounding Use:

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.216 | Density: 93

Capacity: 4 | Windfall site ?: Y-S

Application Details

Application No.: 67933

Description: Conversion of existing lower ground floor garages to 4 no. flats

Planning Status: Full planning permission

Permission Date: 21/02/22 | Expiry Date: N/A

Applicant: Mr Moore c/o Agent EA Town Planning Ltd

Address: 16 Francklyn Gardens, Edgware London, HA8 8RY

Grid Reference

Easting: 382963 | Northing: 402431

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units	Number
New Build Units:	0
Converted Units:	4

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	4
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	4
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	4
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Density based on 20 residential units on site.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3151/00

Category: 2 - Planning Permission

Location: The Turf Hotel, 116 Wash Lane, Bury, BL9 7DJ

District: BURY NORTH

Existing Use: Vacant former pub

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.045 | Density: 200

Capacity: 9 | Windfall site ?: Y-S

Application Details

Application No.: 67175

Description: Change of use from a former public house to 9 no. flats

Planning Status: Full planning permission

Permission Date: 01/10/2021 | Expiry Date: 01/10/2024

Applicant: Mr N. Zafar

Address: Turf Hotel, 116 Wash Lane
Bury, BL9 7DJ

Grid Reference

Easting: 381612 | Northing: 410817

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	9

Units	Number
New Build Units:	0
Converted Units:	9

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	9
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	9
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	9
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	4
2025/26	5
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3153/00

Category: 2 - Planning Permission

Location: 136 Stand Lane, Radcliffe, Manchester, M26 1GS

District: RADCLIFFE

Existing Use: Vacant - former public house

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.06 | Density: 33

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 66109

Description: 1 no. additional apartment to first floor with new access at side

Planning Status: Full planning permission

Permission Date: 09/11/2021 | Expiry Date: 09/11/2024

Applicant: Mr Thayalan c/o 72 Bury New Rd

Address: Prestwich
M25 0JU

Grid Reference

Easting: 378880 | Northing: 406603

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	1

House Type Details	Number
Flats	1
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	1
Other Tenure:	0

Sustainability

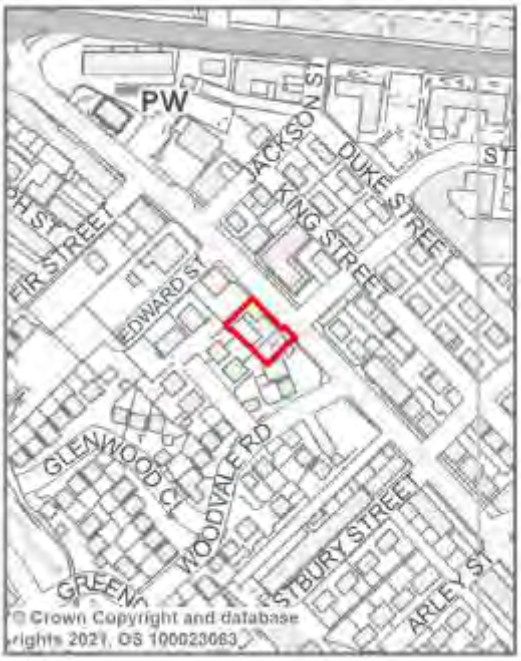
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	1
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Density based on 2 units (net gain of 1)

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3154/00

Category: 2 - Planning Permission

Location: 10 Butterstile Lane, Prestwich, Manchester, M25 9PW

District: PRESTWICH

Existing Use: Residential (2 flats)

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.04 | Density: 125

Capacity: 3 | Windfall site ?: Y-S

Application Details

Application No.: 66779

Description: Conversion of existing building to form 5 No flats over 3 floors

Planning Status: Full planning permission

Permission Date: 14/10/2021 | Expiry Date: 14/10/2024

Applicant: Gweedore Property Co Ltd

Address: The Tube, 86 North St
Manchester, M8 8RA

Grid Reference

Easting: 381542 | Northing: 403237

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	0
Converted Units:	3

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	3
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	2
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	3
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	2
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Density based on 5 units (net gain of 3)

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3155/00

Category: 2 - Planning Permission

Location: 68 Ringley Road, Whitefield, Manchester, M45 7LN

District: WHITEFIELD

Existing Use: Residential - detached two-storey dwelling

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.19 | Density: 26

Capacity: 4 | Windfall site ?: Y-S

Application Details

Application No.: 66802

Description: Extension and conversion of existing dwelling to create 5 apartments

Planning Status: Full planning permission

Permission Date: 06/10/2021 | Expiry Date: 06/10/2024

Applicant: c/o Agent Debtal Architecture LTD

Address: 72 Bury New Road
Prestwich, M25 0JU

Grid Reference

Easting: 379398 | Northing: 405475

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units	Number
New Build Units:	0
Converted Units:	4

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	4
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	3
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	4
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Density based on 5 units (net gain of 4)

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3157/00

Category: 2 - Planning Permission

Location: Land & buildings between 69-81 Lord Street, Bury, BL9 0RE

District: BURY NORTH

Existing Use: Mixed - residential, commercial and vacant

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.036 Density: 166

Capacity: 2 Windfall site ?: Y-S

Application Details

Application No.: 67036

Description: Extension and alteration to buildings to form 4no. Flats

Planning Status: Full planning permission

Permission Date: 20/10/2021 Expiry Date: 20/10/2024

Applicant: Mr Altaf

Address: 777 Oldham Road
Rochdale, OL16 4RN

Grid Reference

Easting: 380873 Northing: 410492

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	2
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	2
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	2
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Appears to be 4 existing flats, 6 in total following development therefore net gain of 2.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3160/00

Category: 2 - Planning Permission

Location: 197 Rochdale Road, Pimhole, Bury, BL9 7BB

District: BURY SOUTH

Existing Use: Solicitors office staff and rest room

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: No

Area (Hectares): 0.01 | Density: 100

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 67397

Description: Change of use of 1st and 2nd floors to 1 no. residential flat

Planning Status: Full planning permission

Permission Date: 09/11/2021 | Expiry Date: 09/11/2024

Applicant: Mikhael Law Solicitors

Address: 197 Rochdale Road
Bury, BL9 7BB

Grid Reference

Easting: 381391 | Northing: 410751

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	1
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3161/00
Category: 2 - Planning Permission
Location: Pleasant View Cottage, Long Lane, Bury, BL9 5QT

District: RAMSBOTTOM

Existing Use: Residential annex

Surrounding Use: Open Land

Land Use Class: BNU Previously developed ?: Yes
Area (Hectares): 0.1 Density: 100
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 67575
Description: Change of use from residential annexe to detached dwelling

Planning Status: Full planning permission
Permission Date: 15/12/2021 Expiry Date: 15/12/2024

Applicant: Mr Burke
Address: Pleasant View Cottage
Long Lane, Bury, BL9 5QT

Grid Reference

Easting: 380349 Northing: 413109

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	1
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3163/00

Category: 2 - Planning Permission

Location: Land adjacent 5 Stubbins Lane, Ramsbottom, BL0 0PU

District: RAMSBOTTOM

Existing Use: Garden / parking area

Surrounding Use: Residential

Land Use Class: MU Previously developed ?: Mix

Area (Hectares): 0.019 Density: 53

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 67718

Description: Outline application for 1 No. dwelling with all matters reserved

Planning Status: Outline planning permission

Permission Date: 01/02/2022 Expiry Date: 01/02/2025

Applicant: Mr D Kelly

Address: 5 Stubbins Lane
Ramsbottom, BL0 0PU

Grid Reference

Easting: 379137 Northing: 417252

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	1

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	1

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3164/00

Category: 2 - Planning Permission

Location: The Haven, part of the former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Radcliffe, BL2 5PT

District: RADCLIFFE

Existing Use: Vacant - part of former nursing home

Surrounding Use: Mixed

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.066 Density: 15

Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 66836

Description: Demolition of existing buildings and erection of new dwelling

Planning Status: Full planning permission

Permission Date: 23/07/2021 Expiry Date: 23/07/2024

Applicant: Ms Adamson & Ms Rostron

Address: The Haven, Knowsley Road
Radcliffe, BL2 5PT

Grid Reference

Easting: 376466 Northing: 410893

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	1
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3173/00
Category: 2 - Planning Permission
Location: 37 Bolton Road, Bury, BL8 2AB

District: BURY NORTH

Existing Use: Shop with flat above

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.006 Density: 333
Capacity: 1 Windfall site ?: Y-S

Application Details

Application No.: 67798
Description: Change of use from mixed use shop/flat to residential forming 2 no. flats
Planning Status: Full planning permission
Permission Date: 23/02/2022 Expiry Date: 23/02/2025

Applicant: HPD Estates
Address: Cloister House, Riverside
New Bailey Street, Manchester

Grid Reference

Easting: 379589 Northing: 410833

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	1
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	Y	Pylons:	N
Hazardous:	Y	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	1
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Density based on 2 units

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: NL/0078/00
Category: 2 - Planning Permission
Location: 223 Walmersley Road, Bury, BL9 5DF

District: BURY NORTH

Existing Use: Dwelling

Surrounding Use:

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.03 Density: 0
Capacity: -1 Windfall site ?: No

Application Details

Application No.: 66822
Description: Change of use from dwelling to 4 no. bed children's home
Planning Status: Full planning permission
Permission Date: 28/07/2021 Expiry Date: 28/07/2024

Applicant: Better Care for Future LTD
Address: 102 Heaton Moor Road
Stockport, SK4 4NZ

Grid Reference

Easting: 380738 Northing: 412117

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	-1

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	
Flood Risk: N Zone: 1		Competing Uses:		Multiple Ownership:	

Constraint Solutions

Year	Expected Units Completed
2022/23	-1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Available: Achievable:
Deliverable Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: NL/0079/00
Category: 2 - Planning Permission
Location: 80 Watling Street, Tottington, Bury, BL8 3QW

District: TOTTINGTON

Existing Use: Dwelling

Surrounding Use:

Land Use Class: BNU Previously developed ?: Yes
Area (Hectares): 0.008 Density: 0
Capacity: -1 Windfall site ?: No

Application Details

Application No.: 66828
Description: Lawful Development Cert - knocking through wall to form 1 dwelling
Planning Status: Full planning permission
Permission Date: 26/05/2021 Expiry Date: 26/05/2024

Applicant: Mr Smethurst
Address: 80 Watling Street
Affetside, Bury

Grid Reference

Easting: 375466 Northing: 413709

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	-1

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	
Flood Risk: N Zone: 1		Competing Uses:		Multiple Ownership:	

Constraint Solutions

Year	Expected Units Completed
2022/23	-1
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Available: Achievable:
Deliverable Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: NL/0080/00

Category: 2 - Planning Permission

Location: 170 Bury New Road, Whitefield, Manchester, M45 6QF

District: WHITEFIELD

Existing Use: Residential flat

Surrounding Use:

Land Use Class: BU Previously developed ?: Yes

Area (Hectares): 0.006 Density: 0

Capacity: -1 Windfall site ?: No

Application Details

Application No.: 66914

Description: Change of use from first floor flat to an Aperitif bar (A4)

Planning Status: Full planning permission

Permission Date: 18/11/2021 Expiry Date: 18/11/2024

Applicant: IQS Ltd

Address: 158-162 Bury New Road
Whitefield, M45 6AD

Grid Reference

Easting: 380654 Northing: 405754

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	-1

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

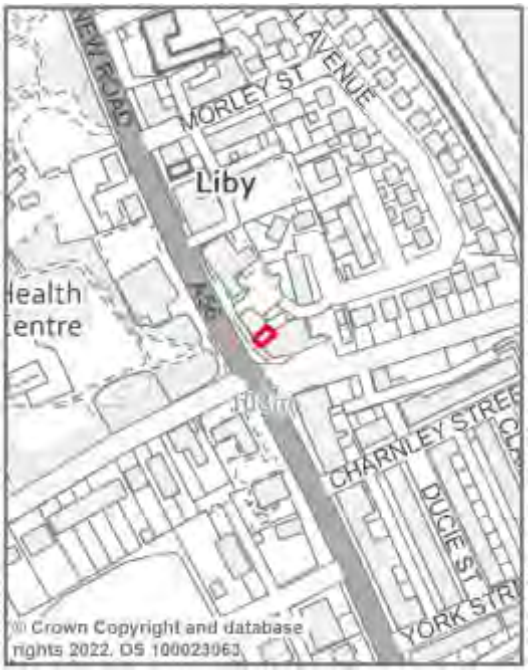
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	
Flood Risk: N Zone: 1		Competing Uses:		Multiple Ownership:	

Constraint Solutions

Year	Expected Units Completed
2022/23	-1
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Available: Achievable:

Deliverable Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: NL/0081/00
Category: 2 - Planning Permission
Location: 469 Walshaw Road, Bury, BL8 3AE

District: TOTTINGTON

Existing Use: Dwellinghouse

Surrounding Use:

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.09 Density: 0
Capacity: -1 Windfall site ?: No

Application Details

Application No.: 67408
Description: Change of use from dwellinghouse (Class C3) care home (Class C2)
Planning Status: Full planning permission
Permission Date: 10/11/2021 Expiry Date: 10/11/2024

Applicant: The Cambian Group c/o agent
Address: Planning Potential Ltd, 14-15 Regent Parade Harrogate, HG1 5AW

Grid Reference

Easting: 378053 Northing: 411514

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	-1

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:		Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	
Flood Risk: N Zone: 1		Competing Uses:		Multiple Ownership:	

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	-1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Available: Achievable:
Deliverable Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Comments:

SHLAA SITE LISTING

Category 3 – Housing Allocations

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/0289/01
Category: 3 - UDP Allocations
Location: Land to the rear 35 - 39 Church Lane, Prestwich

District: PRESTWICH

Existing Use: Car park/vacant land

Surrounding Use: Mixed

Land Use Class: BU Previously developed ?: Yes
Area (Hectares): 0.275 Density: 0
Capacity: 0 Windfall site ?: No

Application Details

Application No.: N/A
Description: Residential Development

Planning Status: UDP Allocation
Permission Date: N/A Expiry Date: N/A

Applicant: N/A
Address:

Grid Reference

Easting: 381231 Northing: 403736

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	0

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: NO Achievable: NO
Deliverable No Timeframe for Development: 15 Years +

Deliverability Comments:

It is unlikely that residential development will be delivered on this site because it is used as a car park

Comments:

The site is what remains of a larger site that was allocated and developed for residential use. Site is unlikely to come forward for residential development due to its use as a car park.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/0414/00
Category: 3 - UDP Allocations
Location: Land off Buller Street, Deardens Fold, Bury

District: BURY NORTH

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No
Area (Hectares): 1.458 Density: 35
Capacity: 28 Windfall site ?: No

Application Details

Application No.: N/A
Description: Residential Development

Planning Status: UDP Allocation
Permission Date: N/A Expiry Date: N/A

Applicant: Britannia Hotel Group,
Address: Former Fire Station,
London Road,
Manchester

Grid Reference

Easting: 379112 Northing: 410201

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	28

Units	Number
New Build Units:	28
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	7	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K
Deliverable No Timeframe for Development: 11 - 15 Years

Deliverability Comments:

Whilst it is possible that the site could be brought forward in the short term, it is more likely that the site will be delivered in the medium/long term.

Comments:

Site is allocated in UDP and remains suitable.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/1172/00

Category: 3 - UDP Allocations

Location: Rear of Nailers Green Hotel, Old Green Farm, Greenmount, Tottington

District: TOTTINGTON

Existing Use: Unused

Surrounding Use: Residential

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 1.077 | Density: 35

Capacity: 35 | Windfall site ?: No

Application Details

Application No.: N/A

Description: Residential Development

Planning Status: UDP Allocation

Permission Date: N/A | Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 377944 | Northing: 414388

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	35

Units	Number
New Build Units:	35
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	9	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Owner to release site.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: NO | Achievable: YES

Deliverable YES | Timeframe for Development: 11 - 15 Years

Deliverability Comments:

It is unlikely that the site will deliver any residential development in next five years as it not considered to be available at this time. However, if released, it has the potential to do so.

Comments:

Land owner has indicated that land is currently unavailable as used for other purposes but site may have longer term potential.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/1581/00
Category: 3 - UDP Allocations
Location: Land west of 457 Tottington Road, Elton, Bury

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No
Area (Hectares): 0.509 Density: 20
Capacity: 10 Windfall site ?: No

Application Details

Application No.: N/A
Description: Residential Development

Planning Status: UDP Allocation
Permission Date: N/A Expiry Date: N/A

Applicant: N/A
Address:

Grid Reference

Easting: 378644 Northing: 411959

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	10

Units	Number
New Build Units:	10
Converted Units:	0

Affordable Housing	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

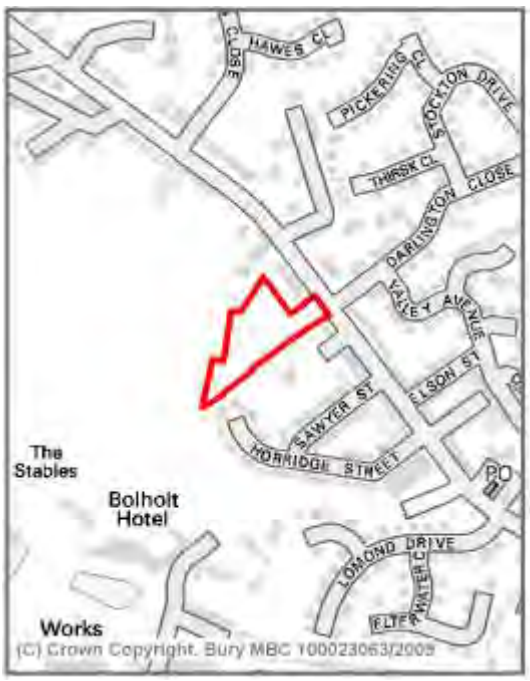
Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K
Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site has the potential to deliver housing in the short to medium term.

Comments:

The site is allocated for housing and has short to medium term potential. Site within Walshaw Allocation therefore excluded from PfE supply but could come forward separately.

SHLAA SITE LISTING

Category 4 – Unconstrained Sites

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/1958/00
Category: 4 - Unconstrained Potential
Location: Former Petrol Station, Parr Lane, Unsworth, Bury

District: BURY SOUTH

Existing Use: Valet/car wash centre, with car sales

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.099 — Density: 51
Capacity: 5 — Windfall site ?: Y-S

Application Details

Application No.: 52413
Description: 5 Townhouses

Planning Status: Expired Planning Permission
Permission Date: 07/07/2010 Expiry Date: 07/07/2013

Applicant: Hartville Ltd
Address: Peel House
2 Chorley Old Road
Bolton, BL1 3AA

Grid Reference

Easting: 381925 Northing: 407043

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units	Number
New Build Units:	5
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	5
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	5
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions
Removal of contaminants from site

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: D/K Achievable: YES
Deliverable D/K Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium to long term.

Comments:

Planning permission lapsed but suitable site and has medium to long term potential.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/1981/00
Category: 4 - Unconstrained Potential
Location: Works opposite 101 Mather Road, Bury

District: BURY NORTH

Existing Use: Derelict Works

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.326 — Density: 74
Capacity: 24 — Windfall site ?: Y-S

Application Details

Application No.: 61196
Description: Outline planning permission for 24 apartments

Planning Status: Expired Planning Permission
Permission Date: 28/03/2018 Expiry Date: 28/03/2021

Applicant: Howard and Seddon ARIBA
Address:

Grid Reference

Easting: 380882 Northing: 413392

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	24

Units	Number
New Build Units:	24
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	24
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	24
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	24
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

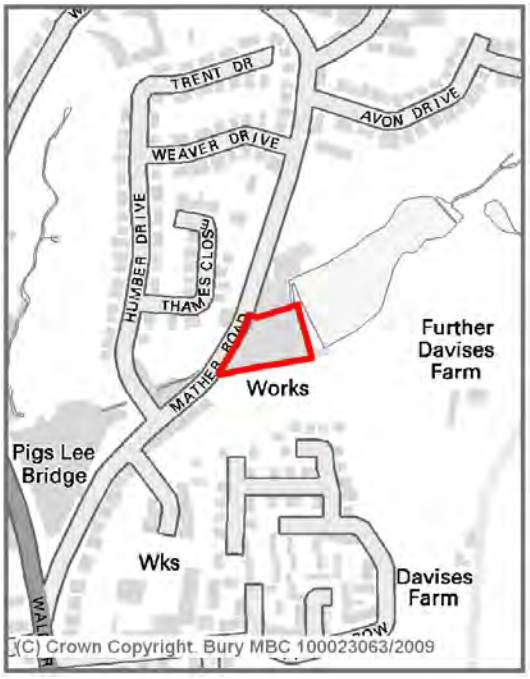
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: Y	Zone: 2	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions
Flood defence measures required

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K
Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the short to medium term, as long as the flood risk can be managed. The site has had outline consent.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2057/00
Category: 4 - Unconstrained Potential
Location: Fairfield Service Station, Rochdale Old Road, Bury

District: BURY NORTH

Existing Use: Service Station, now Carwash

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: yes
Area (Hectares): 0.104 — Density: 87
Capacity: 9 — Windfall site ?: Y-S

Application Details

Application No.: 44080
Description: 3 Storey block of 9 apartments

Planning Status: Expired Planning Permission
Permission Date: 26/05/2005 Expiry Date:

Applicant: Hallmark Development
Address: c/o Agent

Grid Reference

Easting: 382770 Northing: 411607

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	9

Units	Number
New Build Units:	9
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	9
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	9
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	9
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

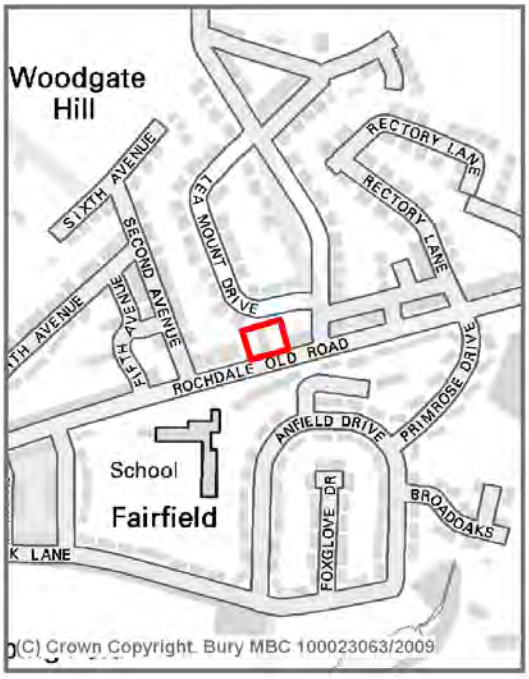
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: D/K Achievable: D/K
Deliverable D/K Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium to long term.

Comments:

Site has potential to deliver housing in the short to medium term but currently in use as car wash area.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2127/00
Category: 4 - Unconstrained Potential
Location: Wellington Garage, Deardens Street, Bury

District: BURY NORTH

Existing Use: Hard Surfacing

Surrounding Use: Residential

Land Use Class: BU
Previously developed ?: Yes
Area (Hectares): 0.069
Density: 72
Capacity: 5
Windfall site ?: Y-S

Application Details

Application No.: 59398
Description: 5 no. Dwellings

Planning Status: Expired Planning Permission
Permission Date: 27/07/2016 Expiry Date: 27/07/2019

Applicant: Lancashire Mortgage Corporation
Address: 5300 Lakeside
Cheadle Royal
SK8 3GP

Grid Reference

Easting: 379119 Northing: 410312

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units	Number
New Build Units:	5
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	5
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	2
4 Bed Units:	2
Other Units:	0

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

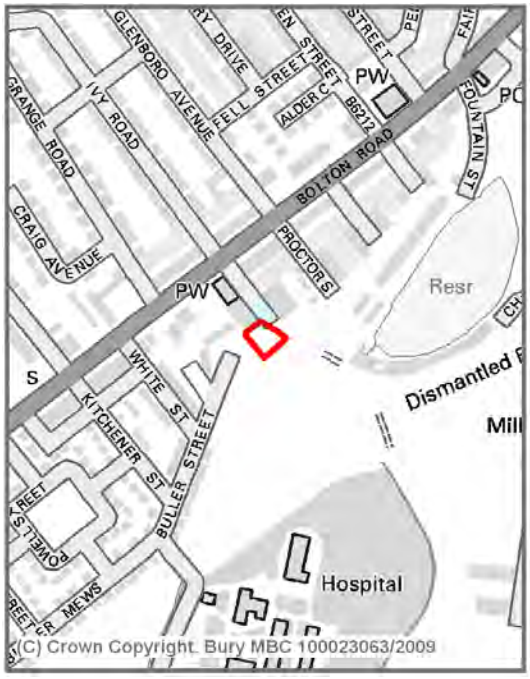
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the short to medium term.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2134/00
Category: 4 - Unconstrained Potential
Location: Land off Glenvale Close, Radcliffe

District: RADCLIFFE

Existing Use: Vacant site (former garage)

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.033 — Density: 91
Capacity: 3 — Windfall site ?: Y-S

Application Details

Application No.: 54808
Description: Erection of block of 3 no. apartments

Planning Status: Expired Planning Permission
Permission Date: 17/04/2012 Expiry Date: 17/04/2015

Applicant: Mr A Lewis
Address: 23 Nookfields
Harwood, Bolton
BL2 4LN

Grid Reference

Easting: 378817 Northing: 407206

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	3
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	3
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	3
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

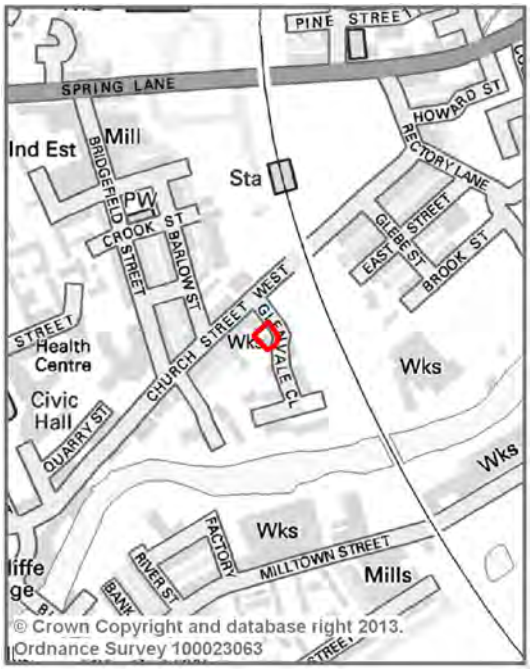
Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions
Manage flood risk

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K
Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site is suitable and has the potential to come forward in the short to medium term.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2146/01

Category: 4 - Unconstrained Potential

Location: East Lancs Paper site, Land between Cockclod Street/Cunliffe Street, Radcliffe Manchester, M26 9PG

District: RADCLIFFE

Existing Use: Vacant former paper mill site

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.719 | Density: 38

Capacity: 27 | Windfall site ?: Y-M

Application Details

Application No.: 67965

Description: Residential development of 27 no. houses and apartments with car parking

Planning Status: None

Permission Date: N/A | Expiry Date: N/A

Applicant: Great Places Housing Group c/o Agent

Address: AEW Architects, Trinity Court
16 Dalton Street, Manchester, M2 6HY

Grid Reference

Easting: 379034 | Northing: 407415

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	27

Units	Number
New Build Units:	27
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	20
Terraced:	7
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	17
2 Bed Units:	17
3 Bed Units:	5
4 Bed Units:	2
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

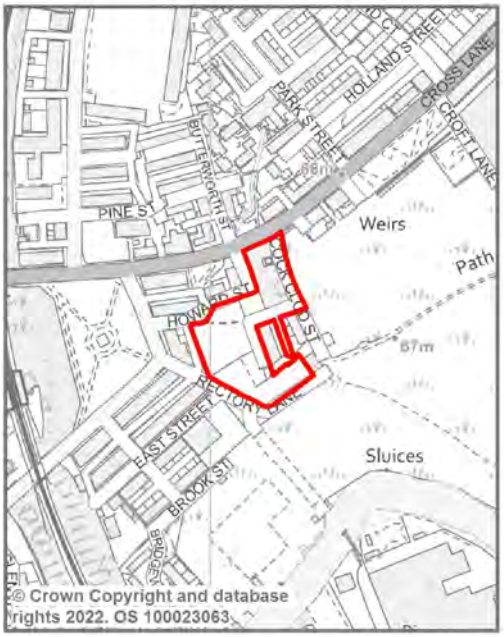
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: Y	Zone: 3	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	13
2024/25	14
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Site is suitable and is expected to deliver housing in the next 5 years.

Comments:

Small part of the wider ELPM site which already has outline consent.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2148/00

Category: 4 - Unconstrained Potential

Location: Former Radcliffe High School, School Street, Radcliffe

District: RADCLIFFE

Existing Use: Former school playing field

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 2.307 | Density: 39

Capacity: 89 | Windfall site ?: Y-L

Application Details

Application No.: 52038

Description: N/A

Planning Status: Expired Planning Permission

Permission Date: | Expiry Date:

Applicant: Bury MBC

Address: Town Hall, Knowsley Street
Bury
BL9 0SW

Grid Reference

Easting: 377985 | Northing: 407181

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	89

Units	Number
New Build Units:	89
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	22	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

The playing fields will now be used for a replacement school.

Year	Expected Units Completed
2022/23	0
2023/24	20
2024/25	35
2025/26	34
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

The site has received brownfield land funding and site preparation works have begun. Site to be developed by Hive Homes

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2149/00
Category: 4 - Unconstrained Potential
Location: 44-48 Stand Lane & 4-6 New Street, Radcliffe

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.087 — Density: 400
Capacity: 35 — Windfall site ?: Y-S

Application Details

Application No.: 52412
Description: residential above retail/offices

Planning Status: Expired Planning Permission
Permission Date: 21/05/2010 — Expiry Date: 21/05/2013

Applicant: C/O Burford House
Address: 75 Middleton Road
Manchester

Grid Reference

Easting: 378688 — Northing: 406805

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	35

Units	Number
New Build Units:	35
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	35
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

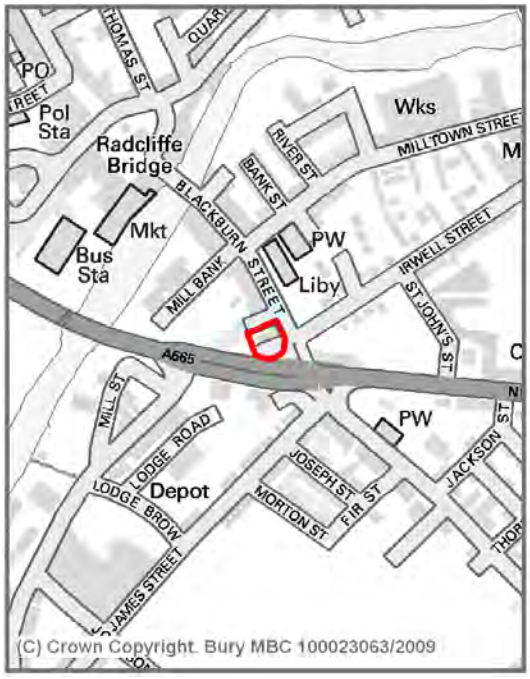
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES
Deliverable YES — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site previously had planning permission and is still considered to be suitable and has the potential to be delivered in the short to medium term.

Comments:

The site is an important gateway into Radcliffe town centre and could form part of the regeneration efforts in this part of the Borough. Potential for high density development in this location.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2158/00
Category: 4 - Unconstrained Potential
Location: St. Anne's House, North Street, Radcliffe

District: RADCLIFFE

Existing Use:

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.302 — Density: 99
Capacity: 30 — Windfall site ?: Y-S

Application Details

Application No.: 52849
Description: 36 Apartments

Planning Status: Expired Planning Permission
Permission Date: 26/10/2010 Expiry Date: 26/10/2013

Applicant: Mr A Samani
Address: c/o 89 Blackburn Road
Egerton
Bolton

Grid Reference

Easting: 379156 Northing: 407742

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units	Number
New Build Units:	30
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	8	0

House Type Details	Number
Flats	30
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

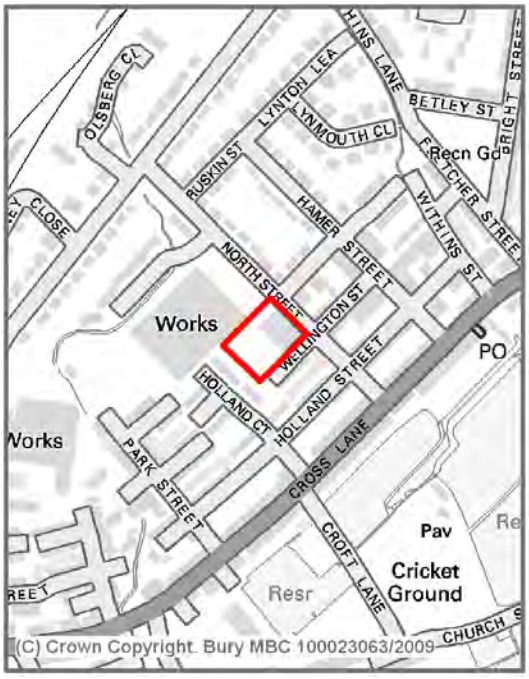
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: Y Zone: 2		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Removal of contamination and mitigation of flood risk

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: NO Achievable: YES
Deliverable D/K Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium to long term.

Comments:

Site put forward for development and had previous permission. Longer term potential subject to relocation of existing occupiers.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2163/00

Category: 4 - Unconstrained Potential

Location: Land off Walshaw Rd/Elton Community Centre, Walshaw Road, Bury

District: BURY NORTH

Existing Use: Part of playing field

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.269 | Density: 37

Capacity: 10 | Windfall site ?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379064 | Northing: 411404

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	10

Units	Number
New Build Units:	10
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

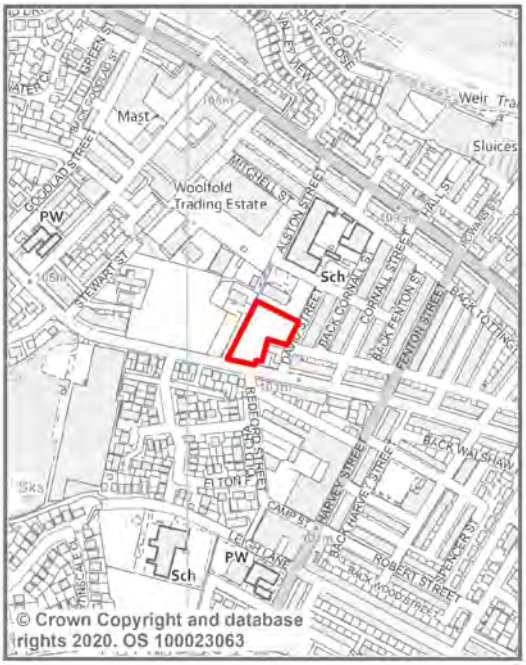
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Removal of contamination from the site.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: D/K | Achievable: YES

Deliverable D/K | Timeframe for Development: 11 - 15 Years

Deliverability Comments:

Site is suitable but availability uncertain as it is being used as informal space associated with the community centre. Has the potential to deliver housing in the medium term, particularly if associated with wider improvements in the area.

Comments:

Underused site

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2169/00

Category: 4 - Unconstrained Potential

Location: Rear of Unsworth Methodist Church, Hollins Lane, Bury

District: BURY SOUTH

Existing Use: Church

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.265 | Density: 34

Capacity: 9 | Windfall site ?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 381960 | Northing: 407852

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	9

Units	Number
New Build Units:	9
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

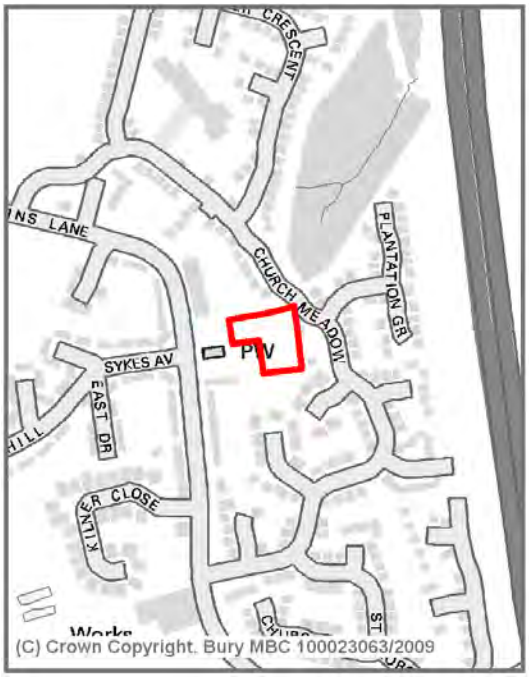
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Alternative provision to replace lost recreation land

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: D/K | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium term but does not currently have planning permission.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2175/00

Category: 4 - Unconstrained Potential

Location: The Heathlands Village, Heathlands Drive, Prestwich

District: PRESTWICH

Existing Use: Vacant car park

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.167 | Density: 48

Capacity: 8 | Windfall site ?: Y-S

Application Details

Application No.:

Description:

Planning Status: Expired Planning Permission

Permission Date: | Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 381316 | Northing: 402204

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units	Number
New Build Units:	8
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

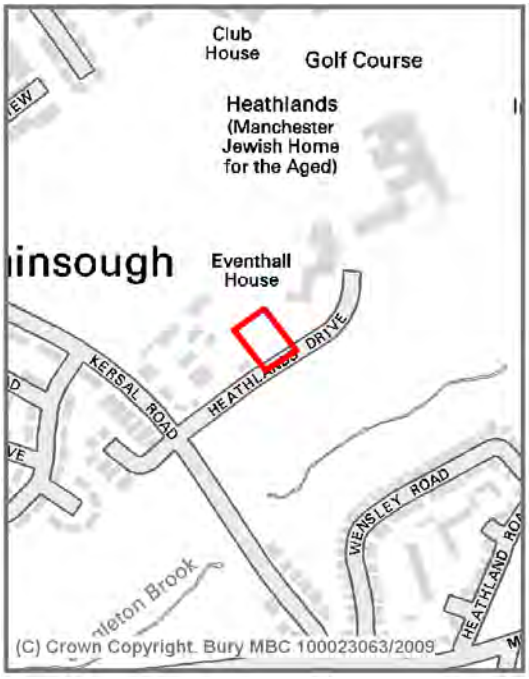
Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the short to medium term.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2188/00
Category: 4 - Unconstrained Potential
Location: Land off Holt Street West, Ramsbottom

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: GU | Previously developed ?: No
Area (Hectares): 0.457 | Density: 35
Capacity: 16 | Windfall site ?: Y-M

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date: | Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE
Address:

Grid Reference

Easting: 378599 | Northing: 416386

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	16

Units	Number
New Build Units:	16
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

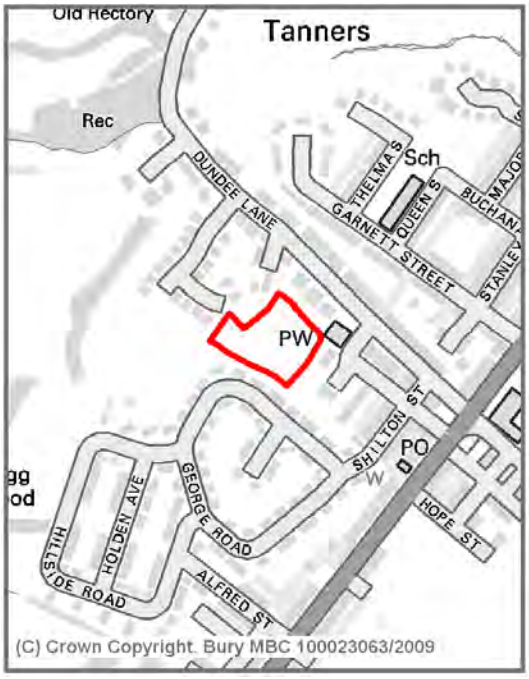
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	U
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions
Resolve access issues

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: D/K | Achievable: D/K
Deliverable D/K | Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium term.

Comments:

Statutory start made on 16 houses but access issues need to be resolved.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2206/00

Category: 4 - Unconstrained Potential

Location: Site of Hartshead Works, Deal Street, Bury, BL9 7PU

District: BURY NORTH

Existing Use: Industrial

Surrounding Use: Residential

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.497 — Density: 78

Capacity: 39 — Windfall site ?: Y-M

Application Details

Application No.: 58985

Description: Residential development of 39 no. Dwellings

Planning Status: Expired Planning Permission

Permission Date: 04/01/2016 — Expiry Date: 04/01/2019

Applicant: MCI Developments Limited

Address: 1 Beecham Court
Smithy Brook Road, Pemberton
Wigan, Manchester, WN3 6PR

Grid Reference

Easting: 381727 — Northing: 411147

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	39

Units	Number
New Build Units:	39
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	39

House Type Details	Number
Flats	24
Terraced:	3
Semi-Detached	12
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	12
2 Bed Units:	27
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	39
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

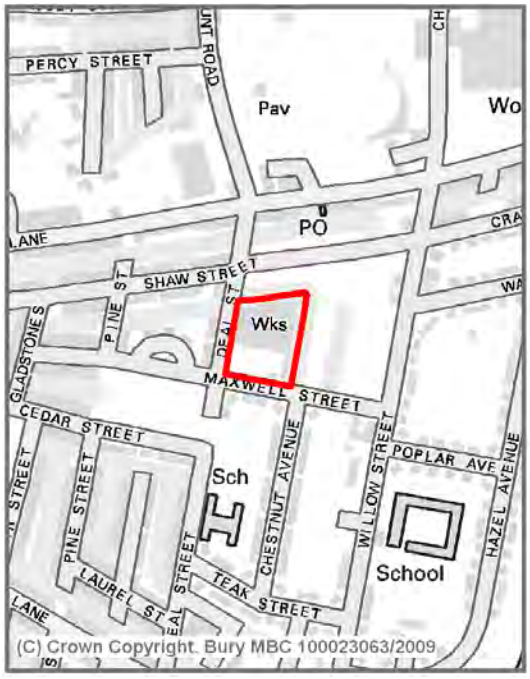
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Removal of contaminants from the site

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable D/K — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has recently had planning permission and has the potential to be developed in the medium term subject to relocation of the existing occupier.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2219/00
Category: 4 - Unconstrained Potential
Location: Yard, North of Birch Street, Bury

District: BURY NORTH

Existing Use: Industrial/commercial

Surrounding Use: Residential

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.165 — Density: 61
Capacity: 10 — Windfall site ?: Y-S

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date: — Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE
Address:

Grid Reference

Easting: 380781 — Northing: 411434

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	10

Units	Number
New Build Units:	8
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

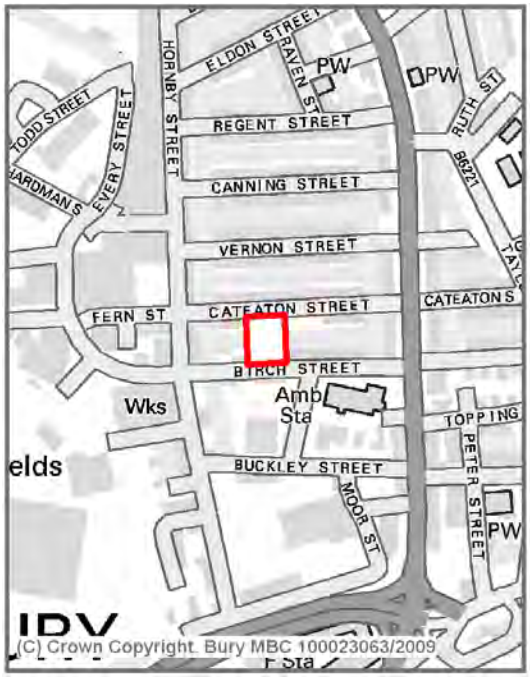
Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Removal of contaminants from the site

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: D/K — Achievable: D/K
Deliverable D/K — Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium term but does not currently have planning permission.

Comments:

Put forward for development previously. Still in use so longer term potential.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2227/00
Category: 4 - Unconstrained Potential
Location: Corner Walmersley Road/Moorgate, Bury

District: BURY NORTH

Existing Use: Builders yard and car park

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.414 — Density: 375
Capacity: 30 — Windfall site ?: Y-M

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date: — Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE
Address:

Grid Reference

Easting: 380951 — Northing: 411213

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units	Number
New Build Units:	30
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	8	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

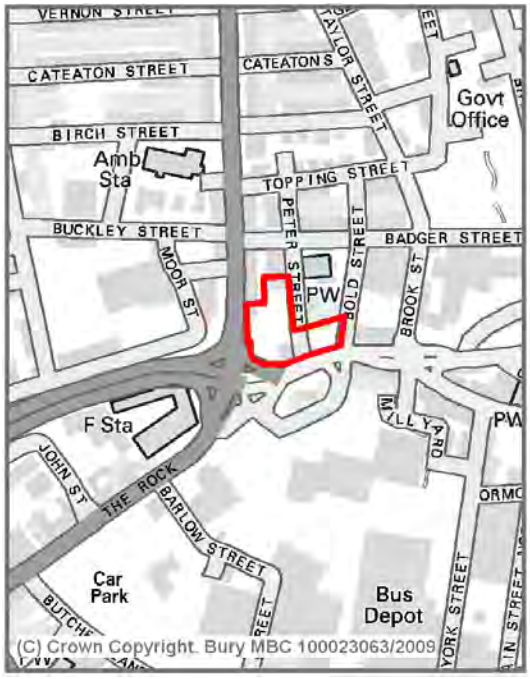
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Design would need to address access and air quality issues.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: NO — Achievable: YES
Deliverable D/K — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is identifed for redevelopment in the Bury TC masterplan but does not currently have planning permission.

Comments:

Identified in the Bury Town Centre Masterplan for higher density residential uses which could include the provision of specialist supported housing, with new medium density town houses or assisted living to north.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2230/00
Category: 4 - Unconstrained Potential
Location: Land off Knowsley Street (Q-Park airspace), Bury

District: BURY NORTH

Existing Use: Open space

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.373 — Density: 322
Capacity: 120 — Windfall site ?: Y-S

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date: — Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE
Address:

Grid Reference

Easting: 380305 — Northing: 410362

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	120

Units	Number
New Build Units:	120
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	30	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

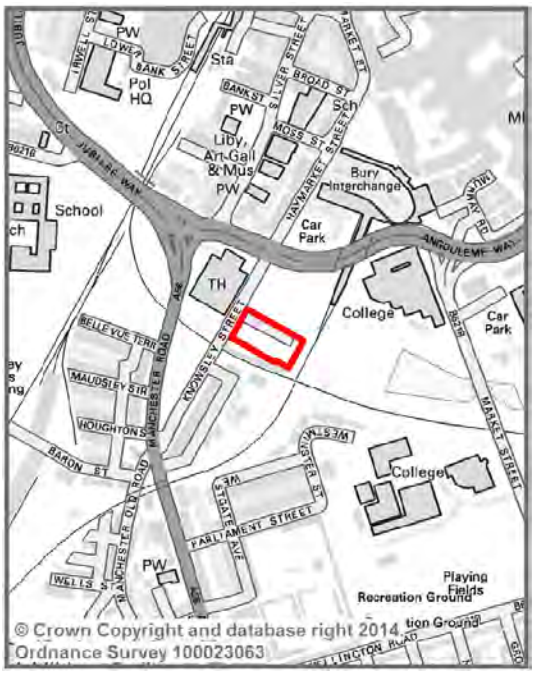
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Town centre masterplanning

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES
Deliverable YES — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable and ready for development. It may be developed for mixed use.

Comments:

Site identified in the Bury Town Centre masterplan for apartments

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2231/00
Category: 4 - Unconstrained Potential
Location: Townside (Pyramid Park), Market Street, Bury

District: BURY NORTH

Existing Use: Open space

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: No
Area (Hectares): 2.402 | Density: 125
Capacity: 175 | Windfall site ?: Y-L

Application Details

Application No.: N/A
Description:

Planning Status: None
Permission Date: N/A | Expiry Date: N/A

Applicant: N/A - URBAN POTENTIAL STUDY SITE
Address:

Grid Reference

Easting: 380475 | Northing: 410331

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	175

Units	Number
New Build Units:	175
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	44	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

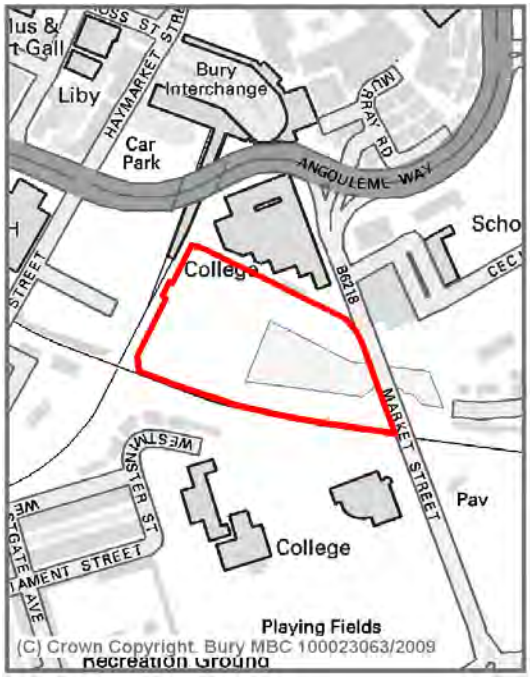
Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Accommodate biodiversity within the proposals, or off-site mitigation will be required

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: D/K | Achievable: YES
Deliverable YES | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has been identified in the town centre masterplan for residential use and work is in progress to bring it forward.

Comments:

Site is constrained as part of a wider redevelopment scheme for offices and educational facilities (Bury but Better 2 Masterplan). Site has potential for residential development if these opportunities change as part of new Bury TC masterplan.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2241/00
Category: 4 - Unconstrained Potential
Location: Former Police Station, Irwell Street, Bury

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.7 — Density: 71
Capacity: 50 — Windfall site ?: Y-L

Application Details

Application No.:
Description: N/A

Planning Status: None
Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE
Address:

Grid Reference

Easting: 380080 — Northing: 410687

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	50

Units	Number
New Build Units:	50
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	13	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

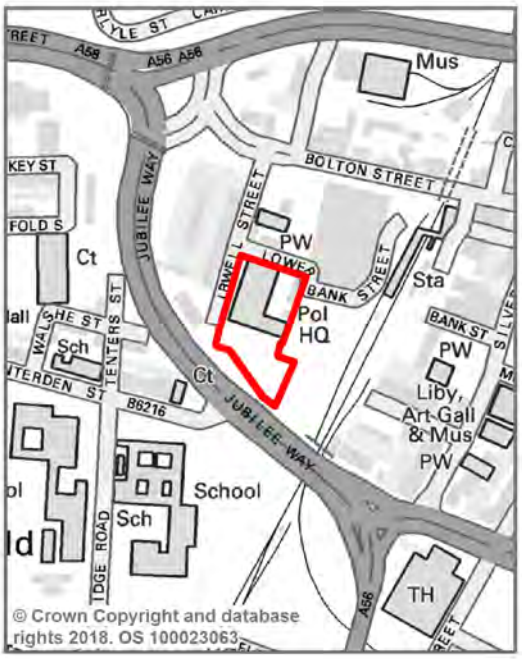
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Bury masterplan

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES
Deliverable YES — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has been cleared and is likely to come forward in the short term.

Comments:

Cleared site. Could be part of a wider development scheme including adjoining land. Suitable and available for residential development.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2253/00
Category: 4 - Unconstrained Potential
Location: Land opposite 9 to 21 Unsworth Street, Radcliffe

District: RADCLIFFE

Existing Use: Vacant site formerly used as a warehouse.

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.335 — Density: 51
Capacity: 17 — Windfall site ?: Y-S

Application Details

Application No.: 57117
Description: Outline residential development

Planning Status: Expired Planning Permission
Permission Date: 19/03/2014 Expiry Date: 19/03/2017

Applicant: Mastcraft Ltd
Address: 30 Poland Street
London
W1F 8QS

Grid Reference

Easting: 377721 Northing: 407498

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	17

Units	Number
New Build Units:	17
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	17
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	17
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	17
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

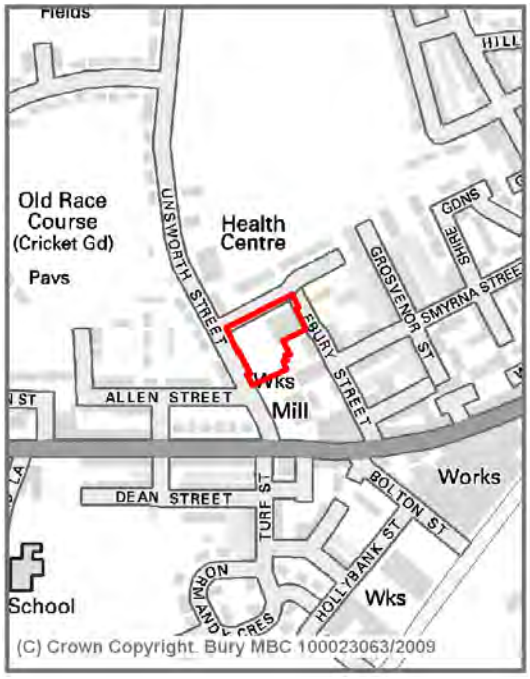
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	U	Multiple Ownership:	N

Constraint Solutions
Remove employment land designation

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: D/K Achievable: YES
Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2255/00
Category: 4 - Unconstrained Potential
Location: Water Street / Hollybank Street, Radcliffe

District: RADCLIFFE

Existing Use: Car parking

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.141 — Density: 50
Capacity: 7 — Windfall site ?: Y-S

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date: — Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE
Address:

Grid Reference

Easting: 377825 — Northing: 407330

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	7

Units	Number
New Build Units:	7
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

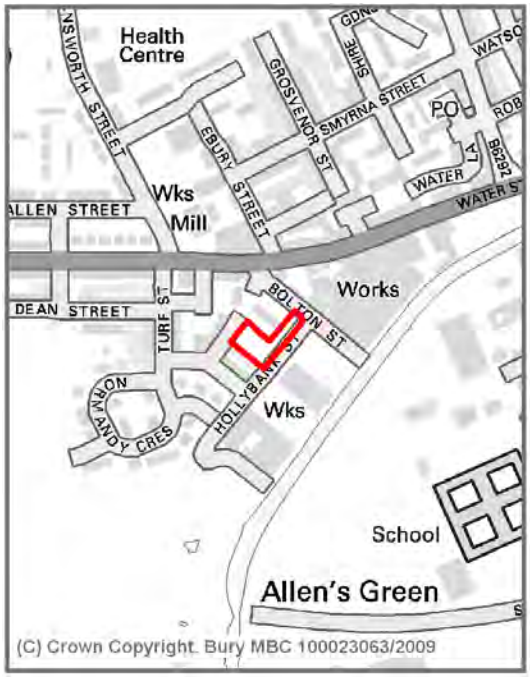
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints on release of employment land

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: NO — Achievable: D/K
Deliverable D/K — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is currently in employment use but has potential for residential use.

Comments:

Site is currently in use for car parking

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2257/00
Category: 4 - Unconstrained Potential
Location: Seddon Street, Radcliffe

District: RADCLIFFE

Existing Use: Vacant land/storage

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.033 — Density: 91
Capacity: 3 — Windfall site ?: Y-S

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date: — Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE
Address:

Grid Reference

Easting: 378327 — Northing: 407480

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

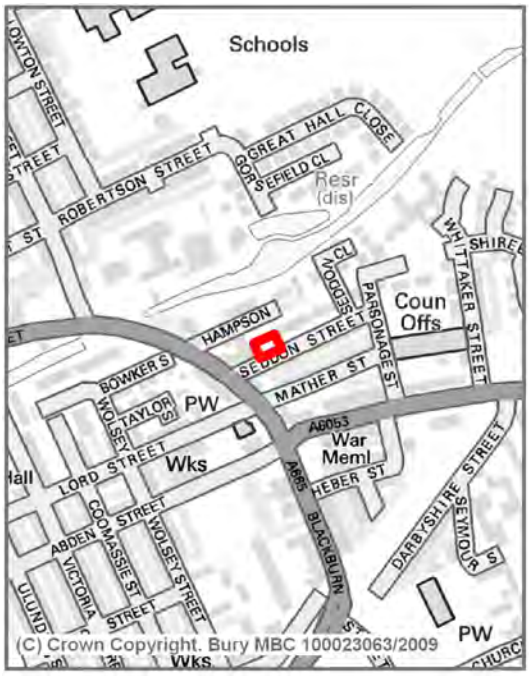
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Removal of contamination from the site

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: D/K — Achievable: D/K
Deliverable D/K — Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2264/00

Category: 4 - Unconstrained Potential

Location: South of Railway Street / North of Dale Street, Radcliffe

District: RADCLIFFE

Existing Use: Mixed commercial, industrial, vacant land

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.514 | Density: 150

Capacity: 30 | Windfall site ?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: | Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378393 | Northing: 406983

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

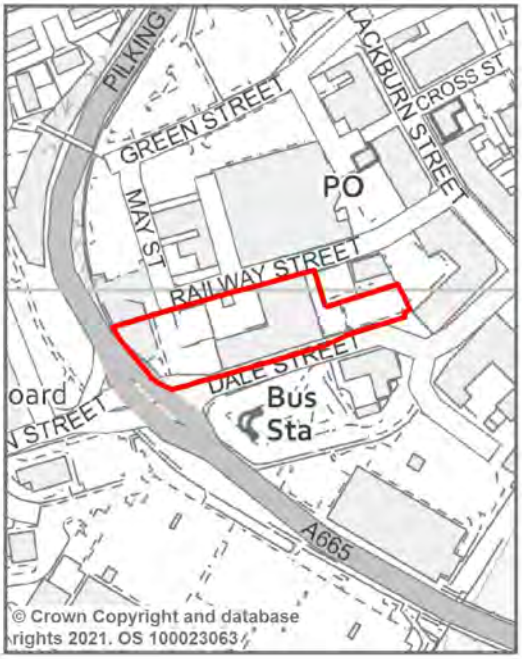
Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Replace facilities on site elsewhere

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is deliverable subject to planning permission and in conjunction with implementation of the Radcliffe SRF.

Comments:

Majority of the site is currently in use, but potential for some redevelopment in conjunction with North Block Radcliffe

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2285/00
Category: 4 - Unconstrained Potential
Location: Bury New Rd/Rectory Lane, Prestwich

District: PRESTWICH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: No
Area (Hectares): 0.11 | Density: 73
Capacity: 8 | Windfall site ?: Y-S

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date: | Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE
Address:

Grid Reference

Easting: 381280 | Northing: 403968

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units	Number
New Build Units:	8
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

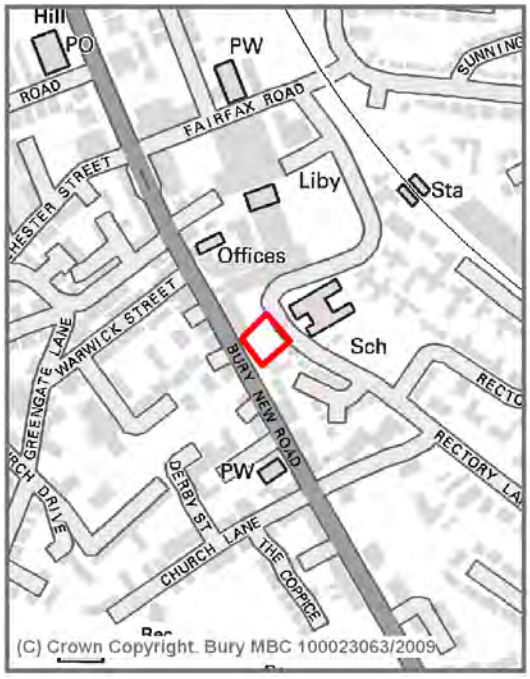
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Bring site forward as a mixed-use scheme

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: D/K
Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site is has potential for residential use in the short to medium term.

Comments:

Site was identified as a potential new health centre in the 'Love Prestwich Masterplan'. May have some residential potential if the plans for the site change in the future.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2286/00
Category: 4 - Unconstrained Potential
Location: Land adjacent Metro, Heys Road, Prestwich

District: PRESTWICH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.252 — Density: 100
Capacity: 18 — Windfall site ?: Y-S

Application Details

Application No.: 54722
Description: 9 Dwellings

Planning Status: Expired Planning Permission
Permission Date: 02/03/2012 Expiry Date: 02/03/2015

Applicant: Underwoods Surveyors LLP
Address: Marketing House
Bear Street
Barnstaple

Grid Reference

Easting: 381439 Northing: 404132

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	18

Units	Number
New Build Units:	18
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	15
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	9
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions
Resolve vehicle access issues

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	9

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K
Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable and available. It has the potential to be delivered in the short to medium term.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2297/00

Category: 4 - Unconstrained Potential

Location: Christchurch Playing Fields, School Lane, Walmersley, Bury

District: BURY NORTH

Existing Use: Protected open space

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 1.38 | Density: 40

Capacity: 40 | Windfall site ?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant: David Thew (Warden)

Address: Christ Church Walmersley
Walmersley Road
Bury

Grid Reference

Easting: 380418 | Northing: 413583

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	40

Units	Number
New Build Units:	40
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

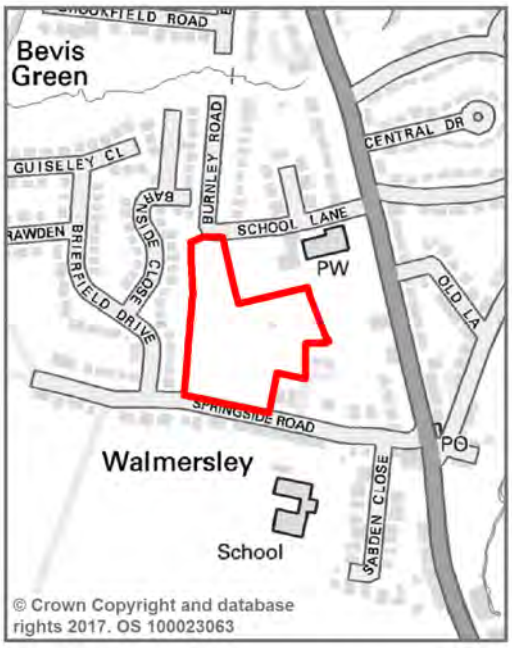
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term providing that the loss of recreation can be addressed.

Comments:

Site put forward in Site Suggestion Exercise. Any development on this site would be dependant on the protected recreation land being replaced or improved or identified as surplus to requirements.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2310/00

Category: 4 - Unconstrained Potential

Location: Buildings at Park Lane Farm, Philips Park, Whitefield

District: WHITEFIELD

Existing Use: House, outbuildings, workshop, derelict barn.

Surrounding Use: Mixed

Land Use Class: BNU | Previously developed ?: Yes

Area (Hectares): 0.419 | Density: 29

Capacity: 12 | Windfall site ?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 379606 | Northing: 404872

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	12

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Resolve vehicle access

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: D/K | Achievable: D/K

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Land put forward in Site Suggestion Exercise

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2312/00

Category: 4 - Unconstrained Potential

Location: Garside Garage including Scrap Yard & Stables, Garside Hey Road, Tottington

District: TOTTINGTON

Existing Use: Garage, offices, scrapyard, stables, hardstanding,employment

Surrounding Use: Open Land

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.334 Density: 30

Capacity: 10 Windfall site ?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 378815 Northing: 412558

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	10

Units	Number
New Build Units:	10
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Design scheme that may complement and improve local Green Belt environment.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K

Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is within the Green Belt but is previously developed and has a poor appearance because of its use. There may be potential to redevelop the site to improve the local environment in the short/medium term.

Comments:

The site is a previously developed site within the Green Belt so its re-use would be in line with the NPPF. Redevelopment of the site may improve the setting of the local environment.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2326/00

Category: 4 - Unconstrained Potential

Location: Land east of Warwick Road and Coventry Road including the south of Brookbottom Farm, St Andrew's Road, Radcliffe

District: RADCLIFFE

Existing Use: Other Protected Open Land

Surrounding Use: Mixed

Land Use Class: GNU | Previously developed ?: No

Area (Hectares): 2.742 | Density: 35

Capacity: 70 | Windfall site ?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant: Turley

Address:

Grid Reference

Easting: 378014 | Northing: 408571

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	70

Units	Number
New Build Units:	70
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	18	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

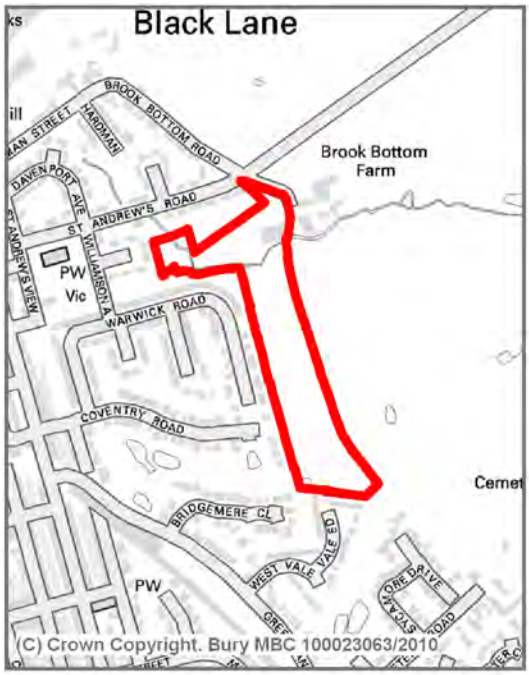
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints on release of OPOL/overcome ecological issues.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is currently designated as Other Protected Open Land but if this designation is removed through the emerging Local Plan the site could be taken forward over the plan period

Comments:

Submitted as part of Local Plan Call for Sites Exercise in 2017, currently designated OPOL but emerging Local Plan intends to remove this designation. Also part of Elton Reservoir proposed PfE allocation but could come forward separately.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2383/00
Category: 4 - Unconstrained Potential
Location: Works off East Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU
Previously developed ?: Yes
Area (Hectares): 0.152
Density: 53
Capacity: 8
Windfall site ?: Y-S

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date:
Expiry Date:

Applicant:
Address:

Grid Reference

Easting: 378929
Northing: 407239

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

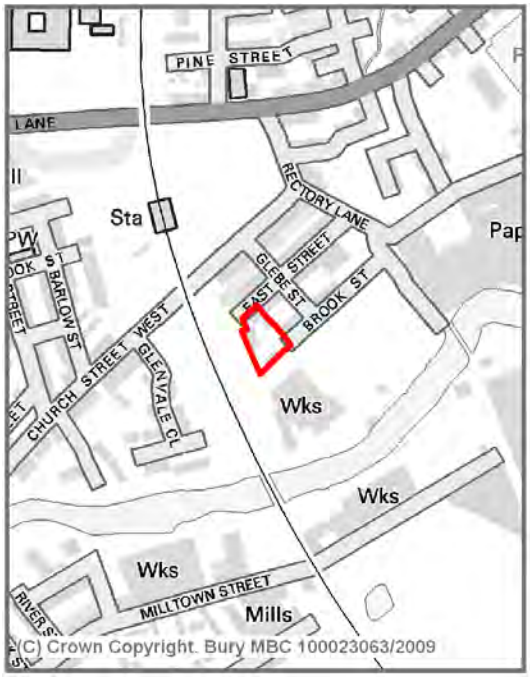
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Manage flood risk

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes
Available: NO
Achievable: D/K
Deliverable D/K
Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Site has the potential to form part of the wider regeneration and development plans for the immediate area.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2390/00

Category: 4 - Unconstrained Potential

Location: Site of Former Paradise Mill, John Street, Bury, BL9 0NH

District: BURY NORTH

Existing Use: Car park

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.353 | Density: 85

Capacity: 30 | Windfall site ?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380815 | Northing: 411124

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units	Number
New Build Units:	30
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	8	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	Y
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: D/K

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has the potential to deliver housing in the medium to longer term as part of the town centre masterplan.

Comments:

This site area has been reduced to refelct proposals for a hotel on the former fire station site. Potential for housing on this part of the site remains.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2441/00

Category: 4 - Unconstrained Potential

Location: Bealey Industrial Estate, Hallam Street, Off Dumers Lane, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 5.155 | Density: 36

Capacity: 90 | Windfall site ?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A | Expiry Date: N/A

Applicant: N/A

Address: N/A
N/A
N/A

Grid Reference

Easting: 379700 | Northing: 408039

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	90

Units	Number
New Build Units:	90
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

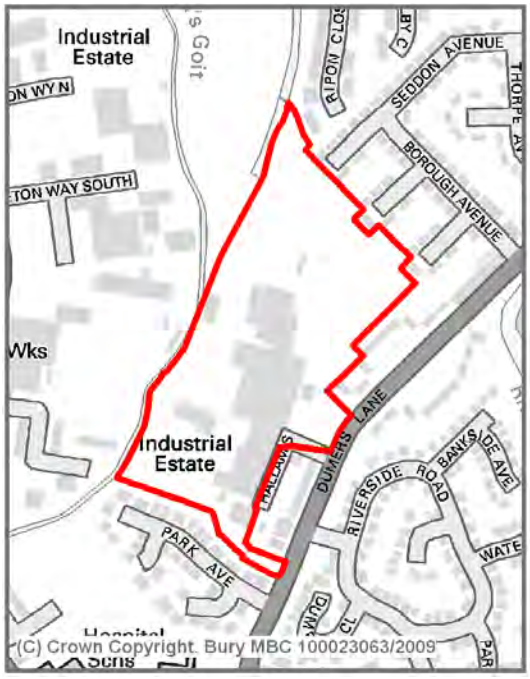
Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: Y	Zone: 3	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Remove planning restrictions on release of employment land for housing

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: D/K | Achievable: YES

Deliverable D/K | Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing in the short / medium term subject to constraints being overcome as part of a mixed use scheme.

Comments:

Site is constrained as considered suitable for continued employment use within the EGA. However, some potential for the site to come forward as part of a mixed use scheme. Put forward by Strategic Land Group in 2017 Bury call for sites.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2460/02
Category: 4 - Unconstrained Potential
Location: Land off Townfields Close, Bury

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU
Previously developed ?: No
Area (Hectares): 0.419
Density: 83
Capacity: 35
Windfall site ?: Y-S

Application Details

Application No.:
Description:

Planning Status: None
Permission Date:
Expiry Date:

Applicant:
Address:

Grid Reference

Easting: 380619
Northing: 410289

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	35

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	9	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Removal of contamination, site masterplanning and SBI mitigation.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes
Available: YES
Achievable: D/K
Deliverable D/K
Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site has the potential to deliver housing in the medium to long term as part of the town centre masterplan.

Comments:

Formerly part of the Angouleme Way Gateway (Part of the Southern Gateway - HL/2460/01)

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2460/03
Category: 4 - Unconstrained Potential
Location: Humphrey House, Angouleme Way, Bury, BL9 6EQ

District: BURY NORTH

Existing Use: Health care services and offices

Surrounding Use: Mixed

Land Use Class: BU
Previously developed ?: Yes
Area (Hectares): 0.228
Density: 175
Capacity: 40
Windfall site ?: Y-S

Application Details

Application No.:
Description:

Planning Status: None
Permission Date:
Expiry Date:

Applicant:
Address:

Grid Reference

Easting: 380635
Northing: 410458

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	40

Units	Number
New Build Units:	0
Converted Units:	40

Affordable Housing Units:	Policy	Other
No. Units:	10	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

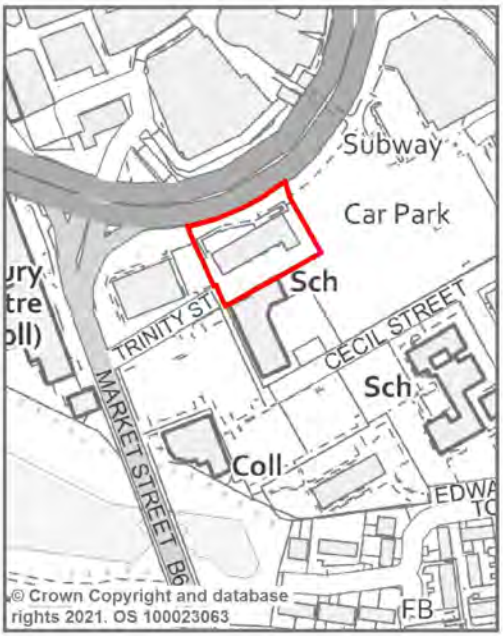
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Air quality will have to be considered.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes
Available: YES
Achievable: D/K
Deliverable D/K
Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site has the potential to deliver housing in the medium to long term as part of the town centre masterplan.

Comments:

Site identified in the Bury town centre masterplan. Potential for conversion or new build apartments. Site identified by the Council as part of Phase 3 asset disposals.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2470/00

Category: 4 - Unconstrained Potential

Location: Land Adjacent to 62 Springside Road, Walmersley, Bury

District: BURY NORTH

Existing Use: Other Protected Open Land

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.56 | Density: 30

Capacity: 12 | Windfall site ?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380184 | Northing: 413598

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	12

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

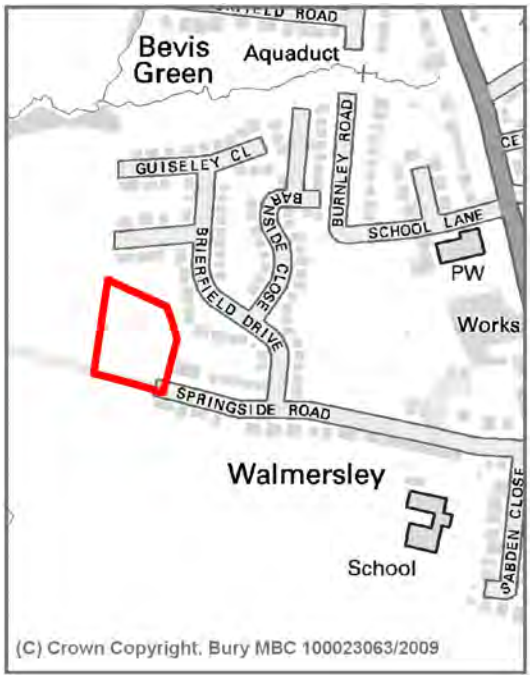
Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Release the site from its designation as Other Protected Open Land

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is currently designated as Other Protected Open Land but if this designation is removed through the emerging Local Plan then the site is likely to achieve residential development over the plan period.

Comments:

The site is currently designated as OPOL but the emerging Local Plan intends to remove this designation and the site may then have the potential to achieve residential development over the plan period.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2492/00
Category: 4 - Unconstrained Potential
Location: Longfield Suite, Prestwich

District: PRESTWICH

Existing Use: Mixed Use, including retail

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 1.887 — Density: 133
Capacity: 200 — Windfall site ?: Y-L

Application Details

Application No.: 54978
Description: Redevelopment of Prestwich centre

Planning Status: Expired Planning Permission
Permission Date: 23/05/2012 Expiry Date: 23/05/2017

Applicant: Hollins Murray Group
Address: St Johns House
Barrington Rd
Altrincham

Grid Reference

Easting: 381268 Northing: 404092

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	200

Units	Number
New Build Units:	200
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	50	0

House Type Details	Number
Flats	200
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	200
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

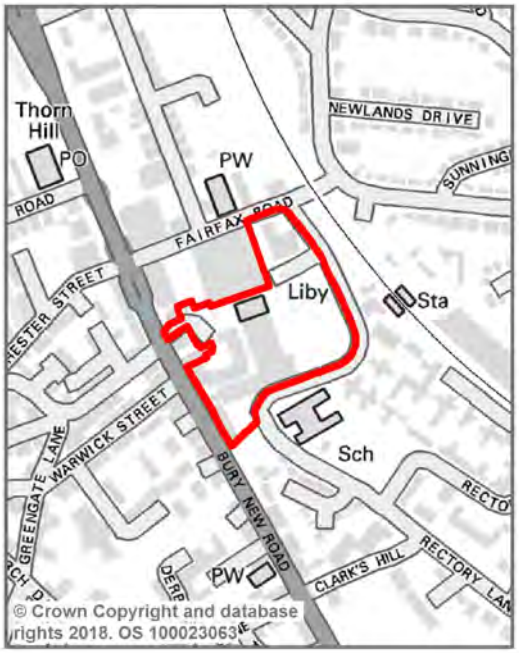
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	U	Multiple Ownership:	U

Constraint Solutions

Bring forward site as a mixed-use development.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the short to medium term.

Comments:

Expired permission for 36 dwellings. There are opportunities for comprehensive redevelopment of the Longfield Centre, with a higher number of residential units. This area is part of the GM Mayor's town centre challenge.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2518/00

Category: 4 - Unconstrained Potential

Location: Proposed Places for Everyone Site Allocation - Seedfield

District: BURY NORTH

Existing Use: Training Centre

Surrounding Use: Mixed

Land Use Class: MU | Previously developed ?: Mix

Area (Hectares): 5.15 | Density: 27

Capacity: 140 | Windfall site ?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A | Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 380416 | Northing: 412336

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	140

Units	Number
New Build Units:	140
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	35	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Removal of policy constraints, relocation of recreation facilities

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	30
2025/26	30
2026/27	21

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: NO | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Brownfield part of the site available in the short term

Comments:

Partially previously developed site in the Green Belt, potential to deliver housing in the short to medium term. Brownfield part of site has secured £995k brownfield land funding, and the sale of this part of the site to Hive Homes has been agreed.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2520/00

Category: 4 - Unconstrained Potential

Location: Former Millwood School, Fletcher Fold Road, Bury, BL9 9RX

District: BURY NORTH

Existing Use: Cleared site, formerly school buildings

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.904 | Density: 37

Capacity: 26 | Windfall site ?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380639 | Northing: 408659

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	26

Units	Number
New Build Units:	26
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	26

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

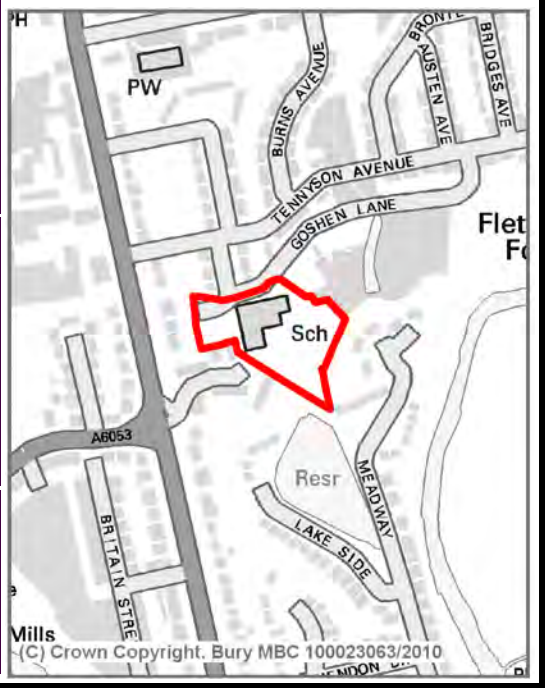
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	U
Flood Risk: Y	Zone: 2	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contaminants, mitigate flood risk

Year	Expected Units Completed
2022/23	0
2023/24	10
2024/25	16
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is in Council control and can be delivered subject to achieving planning permission. Brownfield land funding has been used to deliver enabling works.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2526/01

Category: 4 - Unconstrained Potential

Location: William Kemp Heaton Day Centre (Site B), St.Peters Road, Bury, BL9 9RP

District: BURY NORTH

Existing Use: Vacant former training centre

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 1.343 | Density: 46

Capacity: 37 | Windfall site ?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A | Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 380959 | Northing: 409016

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	37

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	37

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

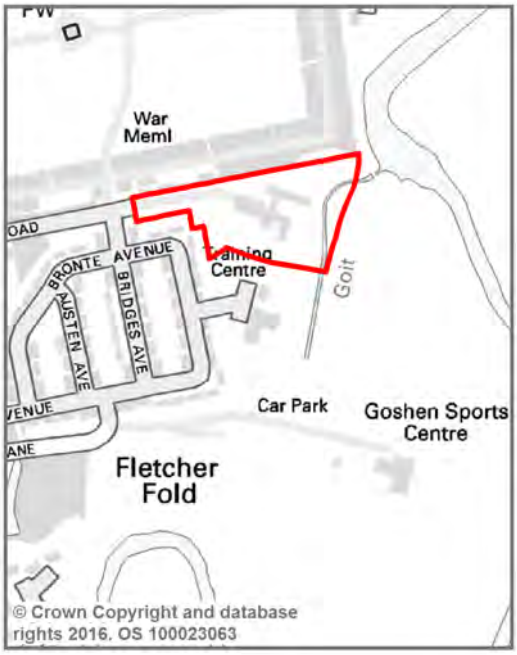
Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	19
2024/25	18
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Site is suitable and has the potential to be brought forward in the short to medium term.

Comments:

Sale of the site to Great Places for affordable housing / specialist accommodation has been approved by the Council

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2531/00

Category: 4 - Unconstrained Potential

Location: Land rear of Swan & Cemetery Public House, 406 Manchester Road, Bury

District: BURY NORTH

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.233 | Density: 100

Capacity: 10 | Windfall site ?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380397 | Northing: 408954

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	10

Units	Number
New Build Units:	10
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

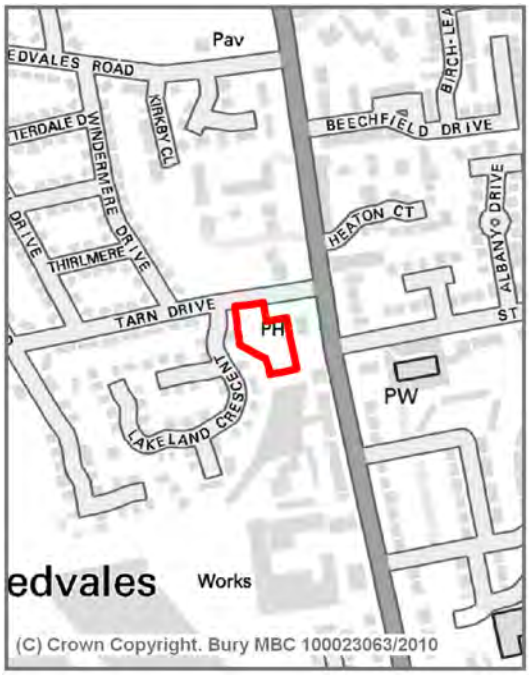
Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Mitigation to ensure biodiversity net gain.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: D/K

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site may deliver residential development in the short to medium term, depending on detail.

Comments:

Suitability is subject to detail. There is a lot of tree cover on the site.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2575/00

Category: 4 - Unconstrained Potential

Location: Land north of Parrenthorn Road adjacent to St Margarets Primary School, Prestwich

District: PRESTWICH

Existing Use: Other Protected Open Land

Surrounding Use: Mixed

Land Use Class: GNU | Previously developed ?: No

Area (Hectares): 2.461 | Density: 35

Capacity: 35 | Windfall site ?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 382420 | Northing: 405594

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	35

Units	Number
New Build Units:	35
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	8	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	Y
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Remove designation as OPOL / address access and noise constraints.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is currently designated as Other Protected Open Land but if this designation is removed through the emerging Local Plan then the site is likely to achieve residential development over the plan period.

Comments:

The site is currently designated as OPOL but the emering Local Plan intends to remove this designation.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2584/00

Category: 4 - Unconstrained Potential

Location: Land at Carr Street and Carr Fold, Ramsbottom, Bury, BL0 9EG

District: RAMSBOTTOM

Existing Use: Vacant sheds

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.057 | Density: 18

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 57623

Description: Erection of single dwelling

Planning Status: Expired Planning Permission

Permission Date: 09/12/2014 | Expiry Date: 09/12/2017

Applicant: Mr Rothwell

Address: 7 Springwood Street
Ramsbottom
BL0 9AH

Grid Reference

Easting: 378826 | Northing: 417067

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

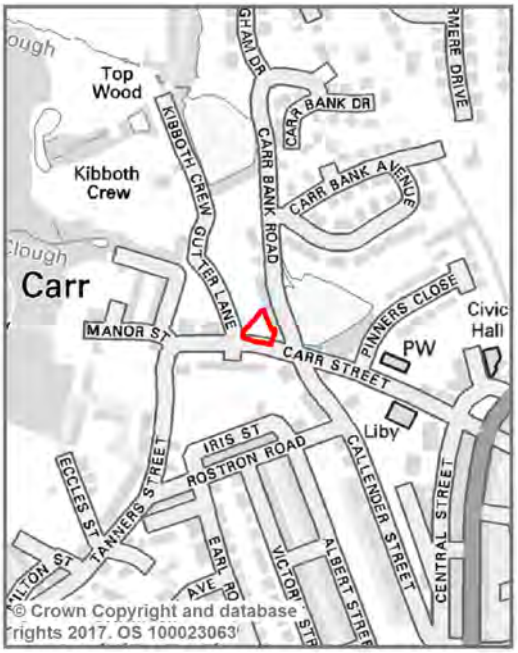
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Renive contamination

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the medium term.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2599/00

Category: 4 - Unconstrained Potential

Location: Spring Street Sawmills, Spring Street, Ramsbottom

District: RAMSBOTTOM

Existing Use: Employment land

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.124 | Density: 40

Capacity: 5 | Windfall site ?: Y-S

Application Details

Application No.: 54544

Description: Development of 5 dwellings

Planning Status: Expired Planning Permission

Permission Date: 21/12/2011 | Expiry Date: 21/12/2014

Applicant: Mr B Booth

Address: Woodbank Cottage, Tanners Street
Ramsbottom
BL0 9ES

Grid Reference

Easting: 378922 | Northing: 416577

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units	Number
New Build Units:	5
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	4
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	5
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

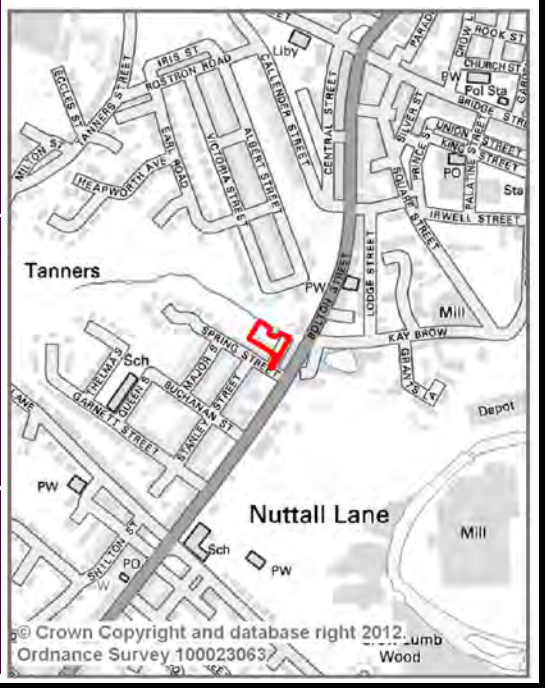
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: D/K | Achievable: YES

Deliverable D/K | Timeframe for Development: 11 - 15 Years

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the medium term.

Comments:

Planning permission lapsed

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2614/00

Category: 4 - Unconstrained Potential

Location: Unit 1-2 Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA

District: RAMSBOTTOM

Existing Use: Industrial units

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.104 — Density: 29

Capacity: 3 — Windfall site ?: Y-S

Application Details

Application No.: 54975

Description: Demolish industrial units. Erect 3 dwellings

Planning Status: Expired Planning Permission

Permission Date: 03/07/2012 — Expiry Date: 03/07/2015

Applicant: Mr J Dean c/o Agent Tom Myerscough & Co

Address: 6 School Street
Radcliffe
M26 3BP

Grid Reference

Easting: 377942 — Northing: 415290

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	3
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	3

Tenure Details	Number
Private Units:	3
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

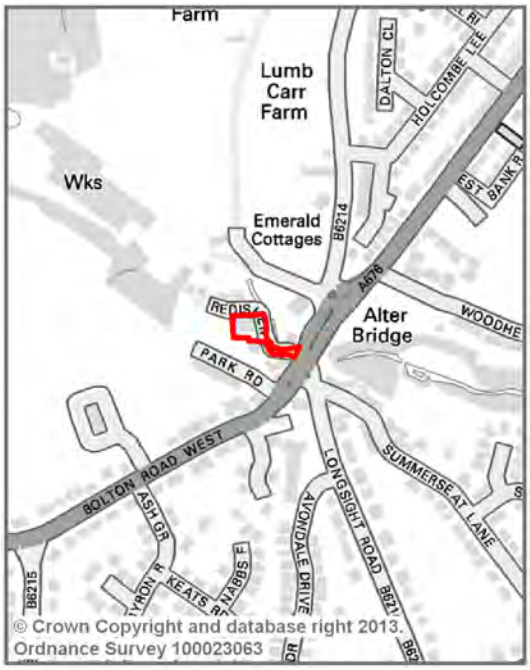
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: Y Zone: 2		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other planning designations

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: D/K — Achievable: YES

Deliverable D/K — Timeframe for Development: 11 - 15 Years

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the medium term.

Comments:

Expired planning permission.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2621/00

Category: 4 - Unconstrained Potential

Location: 118 Rectory Lane, Prestwich, Manchester, M25 1GB

District: PRESTWICH

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.063 | Density: 48

Capacity: 3 | Windfall site ?: Y-S

Application Details

Application No.: 55170

Description: Mixed use - shop on ground floor + 3 flats above

Planning Status: Expired Planning Permission

Permission Date: 12/11/2012 | Expiry Date: 12/11/2015

Applicant: Europasonic Pension Scheme

Address: 11 Sherborne Street
Manchester
M3 1JS

Grid Reference

Easting: 381965 | Northing: 403566

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	3
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	3
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	3
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

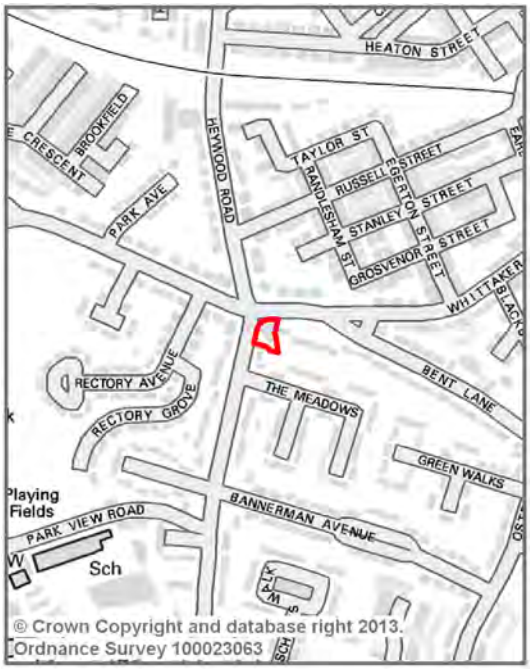
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove contaminants from the site

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the short to medium term.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2719/00

Category: 4 - Unconstrained Potential

Location: Land at rear of 87-99 Belbeck Street, Bury, BL8 2PX

District: BURY NORTH

Existing Use: Cleared, vacant site formerly used as a garage colony.

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.043 | Density: 47

Capacity: 2 | Windfall site ?: Y-S

Application Details

Application No.: 58071

Description: Erection of 2 no. semi detached dwellings (resubmission)

Planning Status: Expired Planning Permission

Permission Date: 05/12/2014 | Expiry Date: 05/12/2017

Applicant: Harry Jackson

Address: 53 Turton Road
Bolton
BL2 3DX

Grid Reference

Easting: 379184 | Northing: 410698

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	2
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has previously had planning permission and has potential to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2724/00

Category: 4 - Unconstrained Potential

Location: Garage Colony at junction of Fern Street and Quarry Street, Peel Brow, Ramsbottom

District: RAMSBOTTOM

Existing Use: Garage colony

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.124 | Density: 48

Capacity: 6 | Windfall site ?: Y-S

Application Details

Application No.: 59249

Description: Demolition of existing garages and erection of 6 no. Dwellings

Planning Status: Expired Planning Permission

Permission Date: 21/01/2016 | Expiry Date: 21/01/2019

Applicant: St.Vincent's Housing Association

Address: Metropolitan House, 20 Brindley Road
Old Trafford
Manchester, M16 9HQ

Grid Reference

Easting: 379583 | Northing: 416867

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

Units	Number
New Build Units:	6
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	6

House Type Details	Number
Flats	0
Terraced:	4
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	6
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	6
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

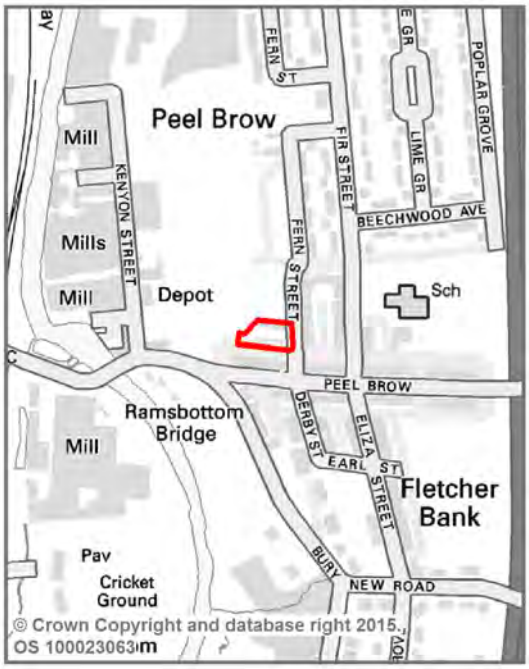
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has had planning permission and the potential to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2753/00

Category: 4 - Unconstrained Potential

Location: Land adjacent to 5 West Avenue, Whitefield, Manchester, M45 7SA

District: WHITEFIELD

Existing Use: vacant, former garage colony

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.092 | Density: 43

Capacity: 4 | Windfall site ?: Y-S

Application Details

Application No.: 59058

Description: Outline - Demoltion of existing building and erection of 4 no. Dwellings

Planning Status: Expired Planning Permission

Permission Date: 30/09/2015 | Expiry Date: 30/09/2018

Applicant: Mr & Mrs Pearson

Address: 15 Hortsmann Close
Bath
BA1 3NX

Grid Reference

Easting: 380386 | Northing: 406556

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units	Number
New Build Units:	4
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	4
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	4
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Land assembly

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has previously had planning permission and likely to be delivered in the short to medium term, subject to reserved matters approval.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2765/00
Category: 4 - Unconstrained Potential
Location: 1 The Rock, Bury, BL9 0JP

District: BURY NORTH

Existing Use: Vacant - former commercial offices

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.017 — Density: 294
Capacity: 5 — Windfall site ?: Y-S

Application Details

Application No.: 59428
Description: Change of use of 1st/2nd/3rd floors from commercial (A2) to 5 no. Flats

Planning Status: Expired Planning Permission
Permission Date: 17/02/2016 — Expiry Date: 17/02/2019

Applicant: Mr A Yu
Address: 6 Acorn Close
Manchester
M19 2HS

Grid Reference

Easting: 380471 — Northing: 410857

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units	Number
New Build Units:	0
Converted Units:	5

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	5
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	4
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	5
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions
Bury Town Centre masterplan

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES
Deliverable D/K — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has previously had planning permission and potential to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2799/00

Category: 4 - Unconstrained Potential

Location: Land between Butterstile Close and Hilton Lane, Prestwich, Manchester, M25 9RS

District: PRESTWICH

Existing Use: Vacant land

Surrounding Use: Residential

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.136 | Density: 37

Capacity: 5 | Windfall site ?: Y-S

Application Details

Application No.: 59765

Description: Erection of 5 no. dwellings

Planning Status: Expired Planning Permission

Permission Date: 28/04/2016 | Expiry Date: 28/04/2019

Applicant: Wellbeck Properties

Address: 41a Leicester Road
Salford
M7 4AS

Grid Reference

Easting: 380926 | Northing: 402405

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units	Number
New Build Units:	5
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	3
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	5
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has previously had planning permission and is considered deliverable.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2811/00

Category: 4 - Unconstrained Potential

Location: Garage site at land between 18 & 24 Bradley Fold Road, Ainsworth, Bolton, BL2 5QD

District: RADCLIFFE

Existing Use: Row of dilapidated concrete garages and a timber shed

Surrounding Use: Residential

Land Use Class: BU — Previously developed ?: Yes

Area (Hectares): 0.013 — Density: 77

Capacity: 1 — Windfall site ?: Y-S

Application Details

Application No.: 59997

Description: Outline - 1 no. detached dwelling with details of access and layout

Planning Status: Expired Planning Permission

Permission Date: 27/07/2016 — Expiry Date: 27/07/2019

Applicant: David Morris

Address: Howarths Farm, Watling Street
Affetside, Bury
BL8 3QR

Grid Reference

Easting: 376402 — Northing: 410136

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

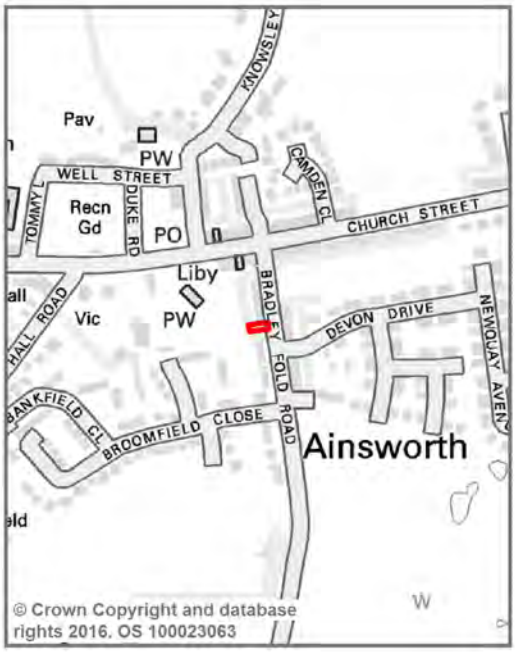
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES

Deliverable D/K — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has previosuly had outline planning permission and is likely to deliver housing in the short to medium term.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2819/00
Category: 4 - Unconstrained Potential
Location: 215 Walmersley Road, Bury, BL9 5DF

District: BURY NORTH

Existing Use: Residential

Surrounding Use: Residential

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.022 — Density: 91
Capacity: 2 — Windfall site ?: Y-S

Application Details

Application No.: 60217
Description: Conversion of existing dwelling into 3 no. flats

Planning Status: Expired Planning Permission
Permission Date: 04/08/2016 — Expiry Date: 04/08/2019

Applicant: Mr S Hilton
Address: 215 Walmersley Road
Bury
BL9 5DF

Grid Reference

Easting: 380743 — Northing: 412059

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	2
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	2
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

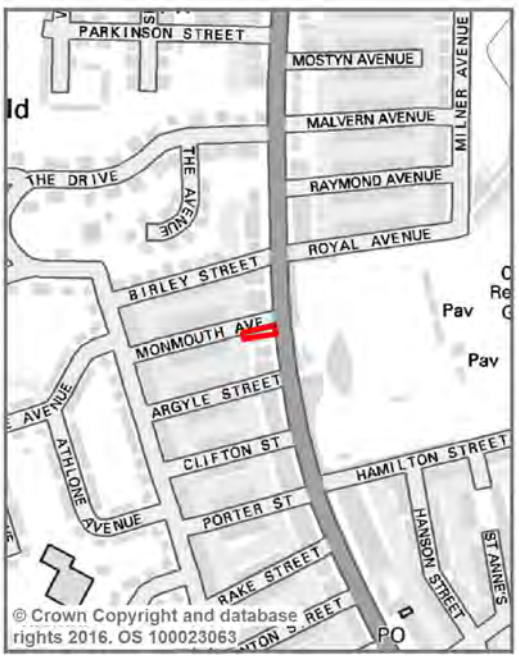
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES
Deliverable D/K — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has previously had planning permission

Comments:

3 new flats, 1 existing dwelling, net gain of 2 units.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2821/00

Category: 4 - Unconstrained Potential

Location: 6 School Street & 99 Blackburn Street, Radcliffe, Manchester, M26 0AP

District: RADCLIFFE

Existing Use: Financial and Professional Services

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.028 | Density: 179

Capacity: 5 | Windfall site ?: Y-S

Application Details

Application No.: 60248

Description: CoU financial & professional services (Class A2) to 5 no. flats (Class C3)

Planning Status: Expired Planning Permission

Permission Date: 04/08/2016 | Expiry Date: 04/08/2019

Applicant: S Newland and A Peacock

Address: Whitbreds, Bullwood Hall Lane
Hockley, Essex
SS5 4TB

Grid Reference

Easting: 378373 | Northing: 407254

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units	Number
New Build Units:	0
Converted Units:	5

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	5
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	2
2 Bed Units:	3
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: NO | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has potential to deliver housing if vacated.

Comments:

The site has was previously used as offices but is now vacant and has potential for change of use based on previous permission or redevelopment for residential

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2825/00

Category: 4 - Unconstrained Potential

Location: Hollymount Farm, Hollymount Lane, Tottington, Bury, BL8 4HP

District: TOTTINGTON

Existing Use: Farm buildings

Surrounding Use: Open Land

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.561 Density: 9

Capacity: 5 Windfall site ?: Y-S

Application Details

Application No.: 60437

Description: Conversion of farm building into 4 units and 1 new dwelling

Planning Status: Expired Planning Permission

Permission Date: 28/09/2016 Expiry Date: 28/09/2019

Applicant: Mr J Launders

Address: Hollymount Farm, Hollymount Lane
Tottington
BL8 4HP

Grid Reference

Easting: 377360 Northing: 413952

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units	Number
New Build Units:	4
Converted Units:	1

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	4
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	1
4 Bed Units:	3
Other Units:	0

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

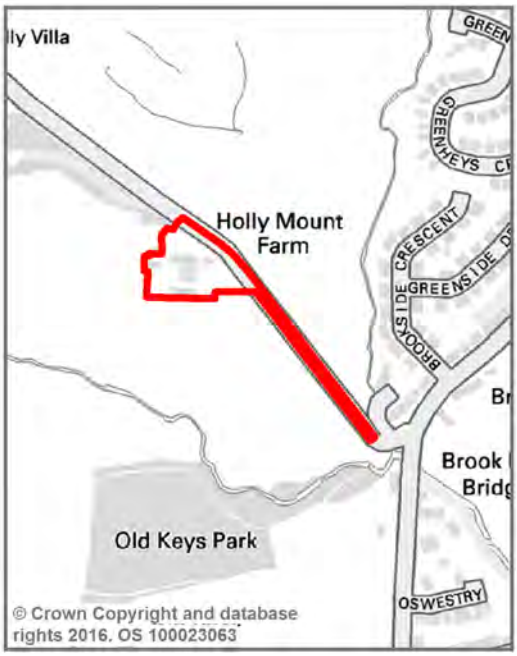
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	Y
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: Y	Zone: 2	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	2
2026/27	3



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2827/00

Category: 4 - Unconstrained Potential

Location: Harper Fold Farm, Lavender Street, Radcliffe, Manchester, M26 3TJ

District: RADCLIFFE

Existing Use: Partially derelict barn, partly used for storage.

Surrounding Use: Mixed

Land Use Class: GNU Previously developed ?: Yes

Area (Hectares): 0.3 Density: 7

Capacity: 2 Windfall site ?: Y-S

Application Details

Application No.: 60508

Description: Proposed barn conversion to form 2 no. new dwellings

Planning Status: Expired Planning Permission

Permission Date: 26/10/2016 Expiry Date: 26/10/2019

Applicant: John Lysack

Address: Harper Fold Farm, Lavender Street
Radcliffe
M26 3TJ

Grid Reference

Easting: 376881 Northing: 407333

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has previously had planning permission and the potential to deliver in the short to medium term.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2836/00
Category: 4 - Unconstrained Potential
Location: 2 Cook Street, Bury, BL9 0RP

District: BURY NORTH

Existing Use: Retail

Surrounding Use: Employment

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.163 — Density: 43
Capacity: 7 — Windfall site ?: Y-S

Application Details

Application No.: 60788
Description: Conversion of first floor from storage to 8 no. flats

Planning Status: Expired Planning Permission
Permission Date: 12/01/2017 — Expiry Date: 12/01/2020

Applicant: Mr A Khan
Address: 2 Cook Street
Bury
BL9 0RP

Grid Reference

Easting: 381034 — Northing: 410505

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	7

Units	Number
New Build Units:	0
Converted Units:	7

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	7
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	7
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	7
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

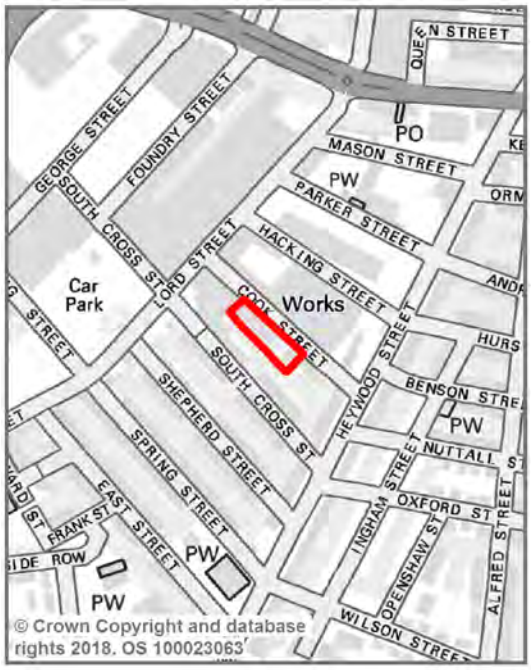
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES
Deliverable YES — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years. It has previously had planning permission which has now lapsed.

Comments:

Loss of 1 residential unit therefore net gain of 7 units.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2839/00

Category: 4 - Unconstrained Potential

Location: Former Ramsbottom Police Station, Bridge Street, Ramsbottom, Bury, BL0 9AB

District: RAMSBOTTOM

Existing Use: Temporary car park

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.066 | Density: 121

Capacity: 8 | Windfall site ?: Y-S

Application Details

Application No.: 60708

Description: Demolition of former police station & erection of 2 shops with 8 apartments

Planning Status: Expired Planning Permission

Permission Date: 25/01/2017 | Expiry Date: 25/01/2020

Applicant: Mr R Hodkinson

Address: 7 Whittingham Drive
Ramsbottom
BL0 9AZ

Grid Reference

Easting: 379238 | Northing: 416902

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units	Number
New Build Units:	8
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	8
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	4
2 Bed Units:	4
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	8
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

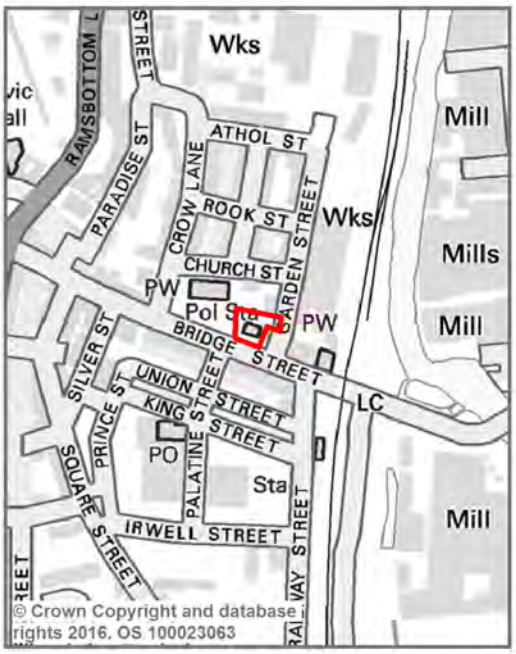
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: Y	Zone: 2	Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing within the next five years.

Comments:

Site has been cleared and is in use as a temporary car park.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2844/00
Category: 4 - Unconstrained Potential
Location: 54 Ringley Road, Whitefield, Manchester, M45 7LL

District: RADCLIFFE

Existing Use: Detached Residential Dwelling

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.169 — Density: 36
Capacity: 6 — Windfall site ?: Y-S

Application Details

Application No.: 60924
Description: Demolition of existing dwelling and erection of 7no. flats

Planning Status: Expired Planning Permission
Permission Date: 26/04/2017 Expiry Date: 26/04/2020

Applicant: Mr S Don
Address: 54 Ringley Road
Whitefield
M45 7LL

Grid Reference

Easting: 379540 Northing: 405590

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

Units	Number
New Build Units:	0
Converted Units:	6

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	6
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	6
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	6
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions
Assess site for contamination and remove as appropriate

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the next 5 years.

Comments:

Loss of 1 existing residential unit so net gain of 6 units

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2886/00

Category: 4 - Unconstrained Potential

Location: Land between 8 & 9 Radelan Grove, Radcliffe, Manchester, M26 3NG

District: RADCLIFFE

Existing Use: Vacant land

Surrounding Use: Residential

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.049 | Density: 20

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 61085

Description: Erection of detached bungalow

Planning Status: Expired Planning Permission

Permission Date: 26/07/2017 | Expiry Date: 26/07/2020

Applicant: Mrs Emma Davies

Address: Lower Critchley Fold Farm
Longworth Road
BL7 9PU

Grid Reference

Easting: 376914 | Northing: 407655

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

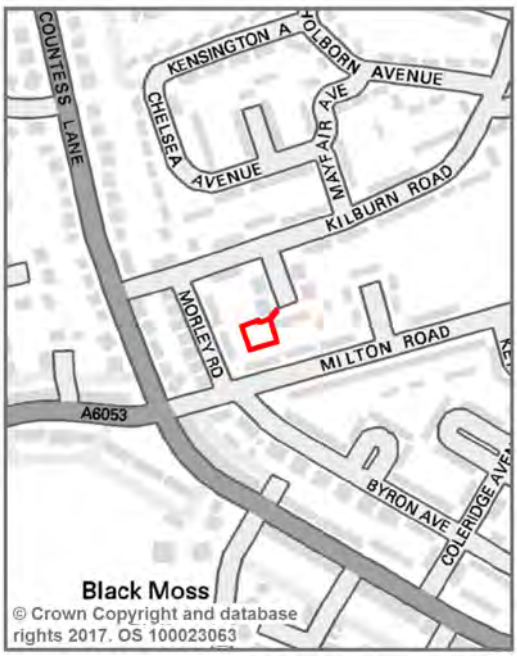
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has potential to deliver quickly if a new application is submitted.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2887/00

Category: 4 - Unconstrained Potential

Location: Land between 4 & 5 Radelan Grove, Radcliffe, Manchester, M26 3NG

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.048 | Density: 21

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 61086

Description: Erection of detached bungalow

Planning Status: Expired Planning Permission

Permission Date: 26/07/2017 | Expiry Date: 26/07/2020

Applicant: Mrs Emma Davies

Address: Lower Critchley Fold Farm
Longworth Road
BL7 9PU

Grid Reference

Easting: 376962 | Northing: 407669

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

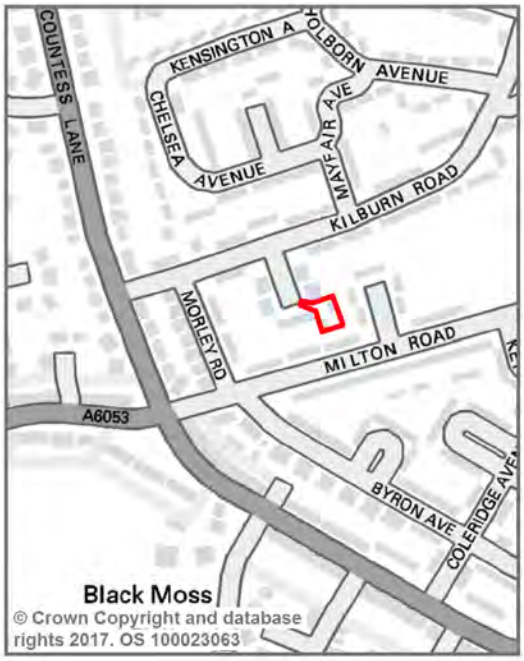
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and is has potential to deliver housing if a new application is submitted.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2889/00

Category: 4 - Unconstrained Potential

Location: Car Park To The North Of 129 Croft Lane, Bury, BL9 8QH

District: BURY SOUTH

Existing Use: Vacant car park

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.183 | Density: 44

Capacity: 8 | Windfall site ?: Y-S

Application Details

Application No.: 61135

Description: Outline application for the construction of 8 no. dwellings

Planning Status: Expired Planning Permission

Permission Date: 24/10/2017 | Expiry Date: 01/05/2021

Applicant: Henmort Developments Limited

Address: c/o Agent JPE Consultancy Ltd
9 Woodend Drive
Stalybridge, SK15 2SF

Grid Reference

Easting: 381281 | Northing: 408577

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units	Number
New Build Units:	8
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	8
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	8
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	8
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

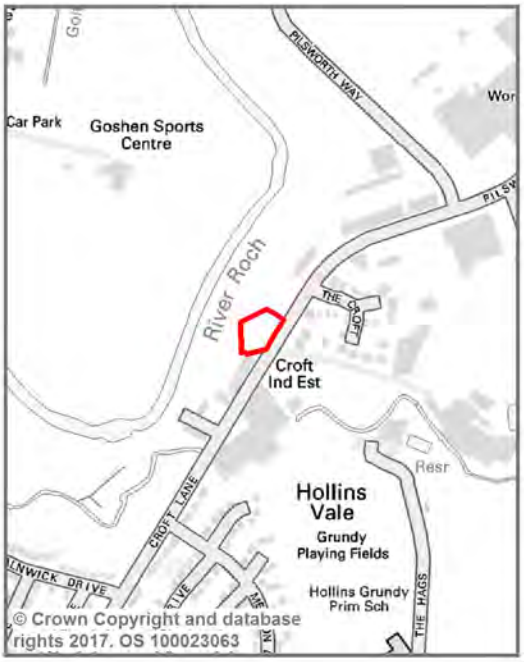
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has potential to deliver housing within the short to medium term.

Comments:

Permission automatically extended to 1/5/21 by Covid Regs

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2891/00

Category: 4 - Unconstrained Potential

Location: Site of former Radcliffe Leisure Centre, Green Street, Radcliffe, M26 3ED

District: RADCLIFFE

Existing Use: Cleared site - part car park

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.762 | Density: 171

Capacity: 130 | Windfall site ?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A | Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 378374 | Northing: 407131

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	130

Units	Number
New Build Units:	130
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	33	0

House Type Details	Number
Flats	130
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

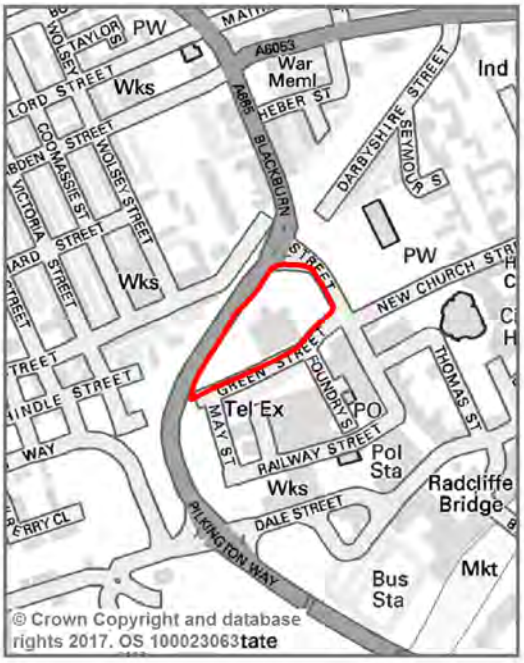
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	U	Multiple Ownership:	N

Constraint Solutions

Remove contaminants from the site

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	25
2026/27	35



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is being brought forward as part of the Radcliffe SRF.

Comments:

The site is suitable for residential development and identified as an opportunity in the Radcliffe Strategic Regeneration Framework. Cabinet have agreed project to be delivered by Watson Homes

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2914/00

Category: 4 - Unconstrained Potential

Location: Glenshiel, 232 Hilton Lane, Prestwich, Manchester, M25 9FX

District: PRESTWICH

Existing Use: Vacant bungalow

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.065 | Density: 31

Capacity: 2 | Windfall site ?: Y-S

Application Details

Application No.: 61584

Description: Demolition of existing bungalow and erection of 3 no. dwellings

Planning Status: Expired Planning Permission

Permission Date: 26/07/2017 | Expiry Date: 01/05/2021

Applicant: William Construction UK

Address: 12a Alderley Road
Wilmslow
SK9 1JX

Grid Reference

Easting: 380946 | Northing: 402424

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	2
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

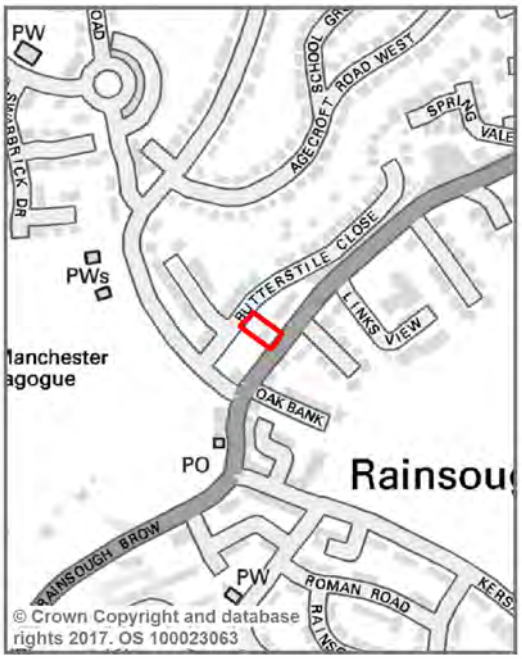
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing within the next five years.

Comments:

Existing dwelling therefore net gain of 2 units. Density calculation based on 3 units. Site cleared.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2929/00
Category: 4 - Unconstrained Potential
Location: Land adjacent to 51 Humber Drive, Bury, BL9 6SJ

District: BURY NORTH

Existing Use: Vacant site (grassed with trees and shrubs)

Surrounding Use: Mixed

Land Use Class: GU Previously developed ?: No
Area (Hectares): 0.064 Density: 31
Capacity: 2 Windfall site ?: Y-S

Application Details

Application No.: 61829
Description: Erection of 2 no. semi-detached dwellings with detached garages

Planning Status: Expired Planning Permission
Permission Date: 25/10/2017 Expiry Date: 25/10/2020

Applicant: S. Brearley
Address: 51 Humber Drive
Bury
BL9 6SJ

Grid Reference

Easting: 380751 Northing: 413634

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	2
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

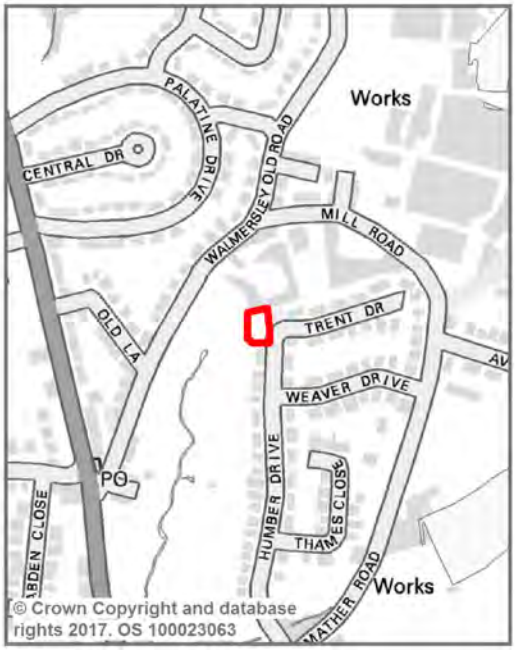
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing within the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2936/00

Category: 4 - Unconstrained Potential

Location: Land at 12 Holthouse Road, Tottington, Bury, BL8 3JP

District: TOTTINGTON

Existing Use: Garden

Surrounding Use: Residential

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.043 | Density: 23

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 62064

Description: Outline application for 1 no. new dwelling (all matters reserved)

Planning Status: Expired Planning Permission

Permission Date: 15/12/2017 | Expiry Date: 15/12/2020

Applicant: P.Spence

Address: Sundial Road
Offerton, Stockport
SK2 5QU

Grid Reference

Easting: 377671 | Northing: 412184

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

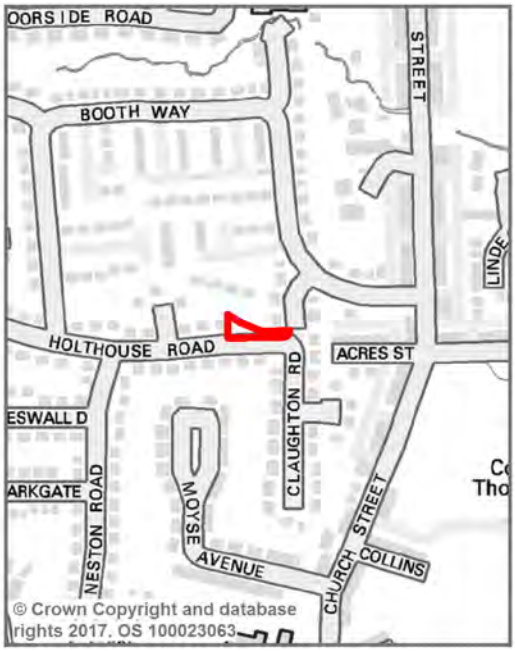
Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing within the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2946/00
Category: 4 - Unconstrained Potential
Location: 44 Rectory Lane, Prestwich, Manchester, M25 1BL

District: PRESTWICH

Existing Use: Building occupied by home care agency

Surrounding Use: Mixed

Land Use Class: MU Previously developed ?: Yes
Area (Hectares): 0.146 Density: 14
Capacity: 2 Windfall site ?: Y-S

Application Details

Application No.: 62261
Description: CoU from D1 to dwelling with extensions plus Erection of dwelling at rear

Planning Status: Expired Planning Permission
Permission Date: 27/03/2018 Expiry Date: 27/03/2021

Applicant: M Crane c/o agent
Address: Debtal Architecture
72 Bury New Road
Prestwich, M25 0JU

Grid Reference

Easting: 381464 Northing: 403799

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	1
Converted Units:	1

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	2
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	2
Other Units:	0

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone: 1		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing within the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2956/00
Category: 4 - Unconstrained Potential
Location: Wheatfield Centre, Victoria Avenue, Whitefield

District: WHITEFIELD

Existing Use: Vacant care home

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes
Area (Hectares): 1.118 | Density: 27
Capacity: 30 | Windfall site ?: Y-L

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date: | Expiry Date:

Applicant:
Address:

Grid Reference

Easting: 381199 | Northing: 405712

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units	Number
New Build Units:	30
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	8	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

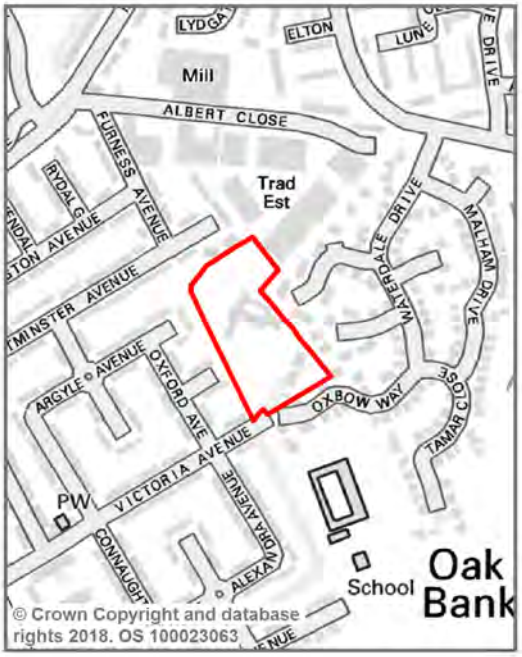
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contaminants from site

Year	Expected Units Completed
2022/23	0
2023/24	15
2024/25	15
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES
Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

Site has been cleared and is available for development. The site is being progressed as a priority site by the Council.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2957/00

Category: 4 - Unconstrained Potential

Location: Former Whitefield Library and Adult Learning Centre, Pinfold Lane, Whitefield, M45 7NY

District: WHITEFIELD

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.213 | Density: 70

Capacity: 15 | Windfall site ?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: | Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380467 | Northing: 405598

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	15

Units	Number
New Build Units:	15
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing within the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2967/00

Category: 4 - Unconstrained Potential

Location: Council Offices, 7 Whittaker Street, Radcliffe, M26 9TD

District: RADCLIFFE

Existing Use: Offices

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.433 | Density: 69

Capacity: 30 | Windfall site ?: Y-M

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: | Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378475 | Northing: 407478

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

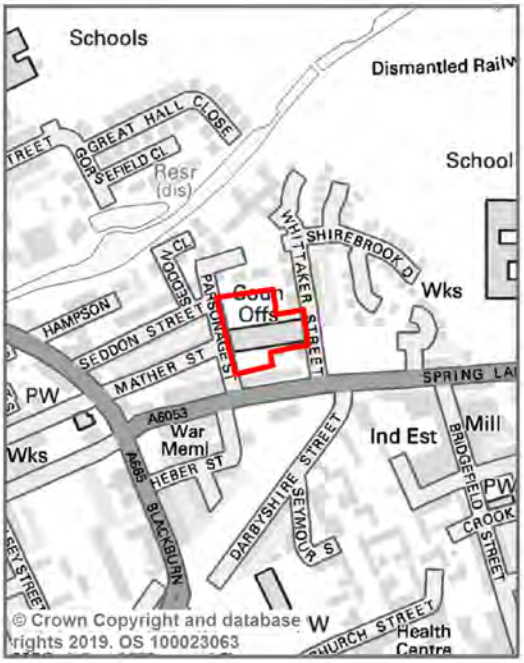
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	10



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing in the short term.

Comments:

On Council's phase 3 asset disposals list. Existing users to be relocated to the new Radcliffe hub to be provided through Levelling Up funding.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2993/00

Category: 4 - Unconstrained Potential

Location: Land adjacent to 100 Bury New Road, Radcliffe, Bolton, BL2 6QB

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BNU Previously developed ?: Yes

Area (Hectares): 0.048 Density: 42

Capacity: 2 Windfall site ?: Y-S

Application Details

Application No.: 63611

Description: Outline app for 2 no. detached dwellings; RM for appearance, landscaping

Planning Status: Expired Planning Permission

Permission Date: 07/03/2019 Expiry Date: 07/03/2022

Applicant: Mrs Gavin

Address: 100 Bury New Road
Radcliffe
BL2 6QB

Grid Reference

Easting: 375527 Northing: 409107

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	2
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	2
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

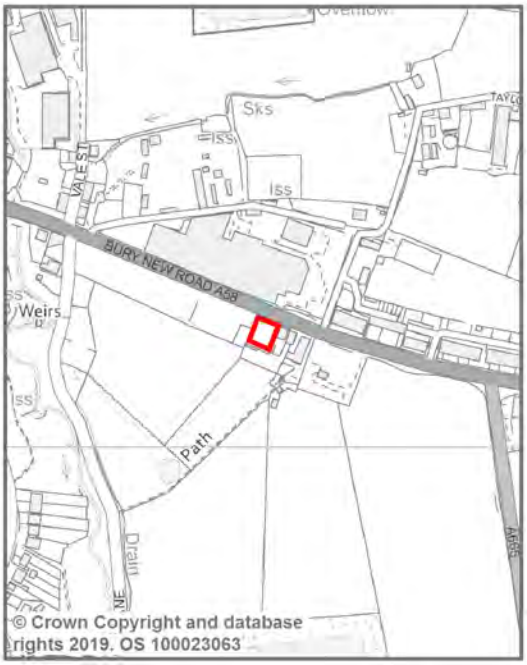
Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES

Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has planning permission and has the potential to be delivered in the next five years.

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3000/00
Category: 4 - Unconstrained Potential
Location: 7-9 Bury Road, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.22 — Density: 126
Capacity: 15 — Windfall site ?: Y-S

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date: N/A — Expiry Date: N/A

Applicant:
Address:

Grid Reference

Easting: 378857 — Northing: 407529

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	15

Units	Number
New Build Units:	15
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	15
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	9
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

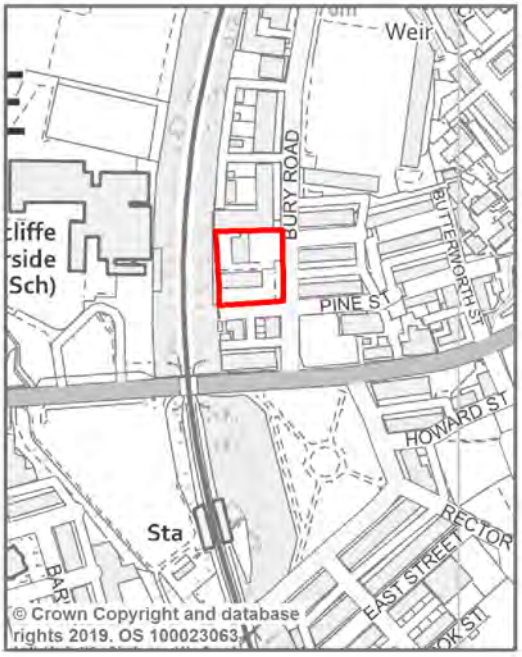
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: Y	Zone: 2	Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Remove contamination and address flood risk

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: D/K — Achievable: YES
Deliverable D/K — Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium term.

Comments:

Site has been split to exclude HL/2004/00 which now has planning permission for 8 flats. Removed Kwik Fit area.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3027/00

Category: 4 - Unconstrained Potential

Location: New Summerseat House, Summerseat Lane, Ramsbottom, Bury, BL0 9UD

District: RAMSBOTTOM

Existing Use: Former pupil learning centre

Surrounding Use: Residential

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.83 | Density: 30

Capacity: 12 | Windfall site ?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: | Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378770 | Northing: 414794

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	12

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

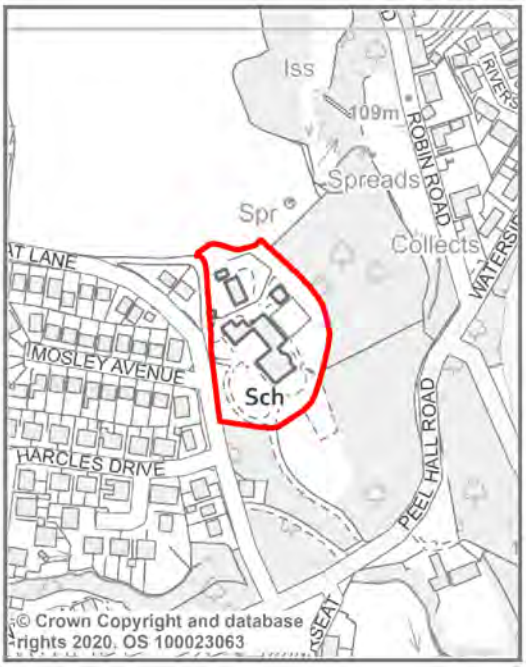
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Summerseat House is a Grade II listed building - it may be suitable for conversion

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing in the short term.

Comments:

Site is currently being marketed for sale.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3105/00

Category: 4 - Unconstrained Potential

Location: Former CPU Kitchens, Willow Street, Bury, BL9 7QZ

District: BURY NORTH

Existing Use: Former Council kitchens

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 0.15 | Density: 87

Capacity: 13 | Windfall site ?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A | Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 381807 | Northing: 411026

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	13

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

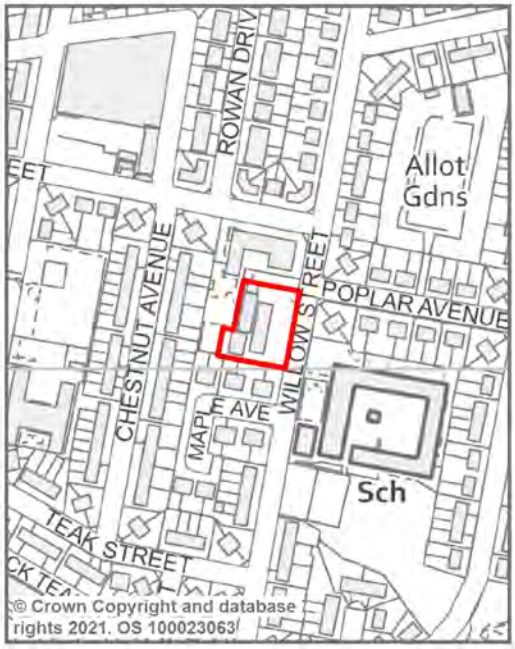
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	13
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and is expected to deliver housing in the short term.

Comments:

The site is a Phase 1 priority Council disposal site. Sale agreed to Irwell Valley Homes for specialist affordable housing

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3106/00

Category: 4 - Unconstrained Potential

Location: Land between 205-211 Bury Old Road, Prestwich, M25 1JF

District: PRESTWICH

Existing Use: Amenity Greenspace (trees and grass)

Surrounding Use: Retail

Land Use Class: GU | Previously developed ?: Yes

Area (Hectares): 0.05 | Density: 60

Capacity: 3 | Windfall site ?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A | Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 382428 | Northing: 403707

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

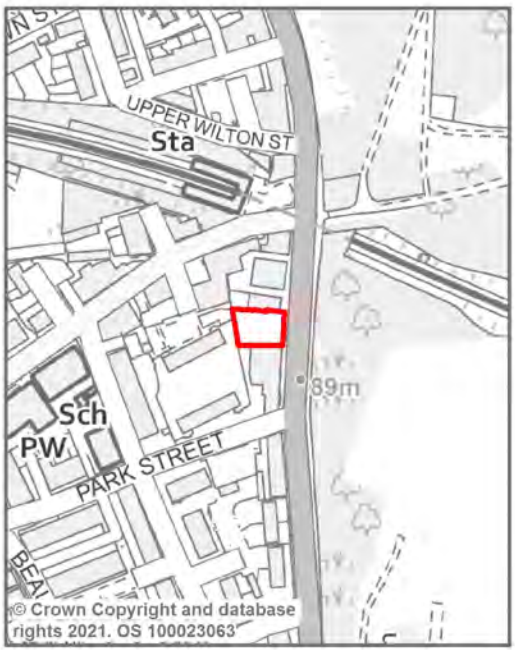
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable D/K | Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the short to medium term.

Comments:

Bury Council Phase 2 asset disposals. Site sold at auction November 2021, subject to contract.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3126/00

Category: 4 - Unconstrained Potential

Location: Castle Leisure Centre, Bolton Street, Bury, BL9 0EZ

District: BURY NORTH

Existing Use: Leisure Centre and Car Park

Surrounding Use: Mixed

Land Use Class: BU | Previously developed ?: Yes

Area (Hectares): 1.85 | Density: 108

Capacity: 200 | Windfall site ?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A | Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 380167 | Northing: 410711

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	200

Units	Number
New Build Units:	200
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N	Zone: 1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Select a site for the relocation of the leisure centre

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: NO | Achievable: YES

Deliverable D/K | Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site has the ability to deliver housing following relocation of the leisure centre.

Comments:

Identified in the Bury TC masterplan for resi development, subject to relocation of leisure centre. Masterplan identifies potential locations for leisure (e.g. around Angouleme Way) which could come forward instead if leisure centre isn't relocated.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3127/00
Category: 4 - Unconstrained Potential
Location: Belle Vue Terrace Car Park

District: BURY NORTH

Existing Use: Car park

Surrounding Use: Mixed

Land Use Class: BU
Previously developed ?: Yes
Area (Hectares): 0.489
Density: 53
Capacity: 26
Windfall site ?: Y-M

Application Details

Application No.: N/A
Description:

Planning Status: None
Permission Date: N/A
Expiry Date:

Applicant:
Address:

Grid Reference

Easting: 380108
Northing: 410394

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	26

Units	Number
New Build Units:	26
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	7	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

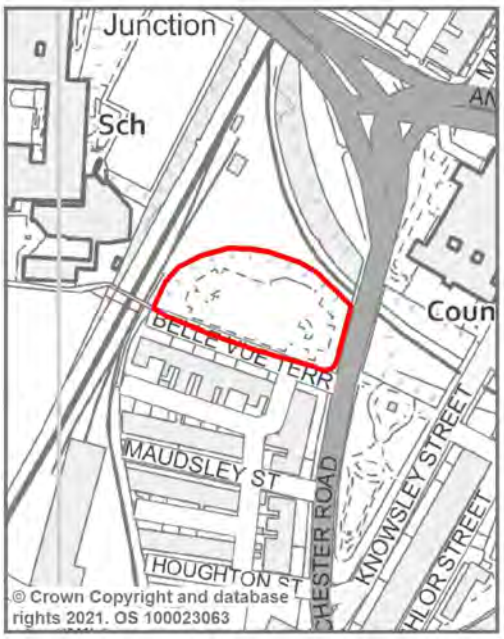
Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Address the potential contamination and ground counditions as part of the development

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes
Available: YES
Achievable: YES
Deliverable D/K
Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site has the potential to deliver housing in the short to medium term.

Comments:

Site is on the Council's phase 3 asset disposal list and identified in the Bury Town Centre masterplan for residential development.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3162/00
Category: 4 - Unconstrained Potential
Location: Land at Stone Pale, Whitefield, M45 6JG

District: WHITEFIELD

Existing Use: Retail/commercial/housing/open yard

Surrounding Use: Mixed

Land Use Class: BU
Previously developed ?: Yes
Area (Hectares): 0.49
Density: 50
Capacity: 10
Windfall site ?: Y-M

Application Details

Application No.: N/A
Description: N/A

Planning Status: None
Permission Date: N/A
Expiry Date: N/A

Applicant: N/A
Address:

Grid Reference

Easting: 380840
Northing: 405440

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	10

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

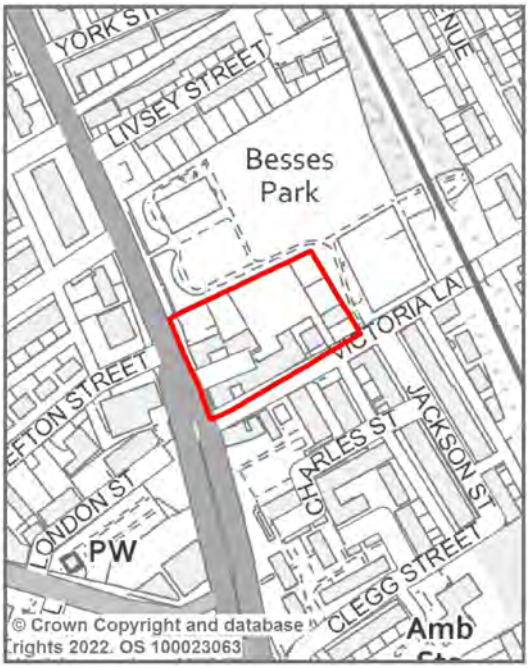
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	Y	Planning Constraints:	Y
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions
Remove employment land allocation

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes
Available: YES
Achievable: YES
Deliverable D/K
Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site has the potential to deliver housing in the short to medium term.

Comments:

Identified as employment and retail opportunity site in Bury UDP, but potential for mixed use redevelopment incorporating some housing.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3168/00

Category: 4 - Unconstrained Potential

Location: Five Acre Farm, 90 Watling Street, Tottington, Bury, BL8 3QW

District: TOTTINGTON

Existing Use: Open barn and stabling

Surrounding Use: Mixed

Land Use Class: GU | Previously developed ?: Yes

Area (Hectares): 0.247 | Density: 8

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 67389

Description: Detached bungalow to replace stables and barn

Planning Status: None

Permission Date: 21/04/2022 | Expiry Date: 21/04/2025

Applicant: Mr Walker

Address: Five Acre Farm, 90, Watling Street
Tottington, BL8 3QW

Grid Reference

Easting: 375466 | Northing: 413778

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	1
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission

Comments:

Density based on 2 dwellings within site.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3170/00

Category: 4 - Unconstrained Potential

Location: Land adjacent 2 Tanners Street, Ramsbottom, BL0 9ES

District: RAMSBOTTOM

Existing Use: Vacant former garden

Surrounding Use: Residential

Land Use Class: GU | Previously developed ?: No

Area (Hectares): 0.119 | Density: 8

Capacity: 1 | Windfall site ?: Y-S

Application Details

Application No.: 67553

Description: Erection of one dwelling with associated garage, parking/manoeuvring space

Planning Status: None

Permission Date: 28/04/2022 | Expiry Date: 28/04/2022

Applicant: Blakeman Design and Build

Address: 38 Irk Vale, Chadderton
Oldham, OL1 2TW

Grid Reference

Easting: 378715 | Northing: 417025

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

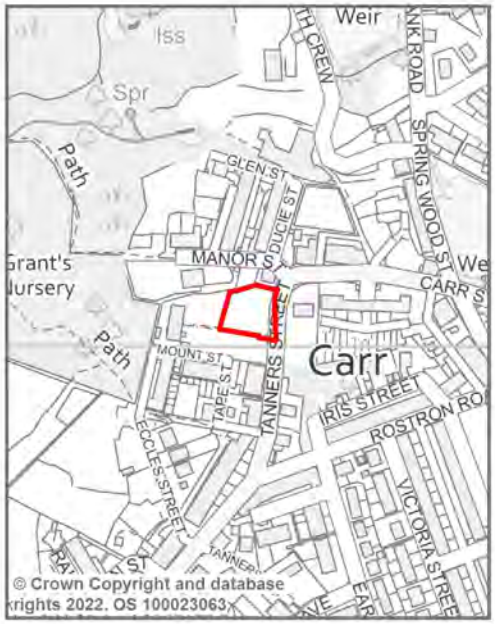
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N	Zone: 1	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	1
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes | Available: YES | Achievable: YES

Deliverable YES | Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3175/00
Category: 4 - Unconstrained Potential
Location: 35 Knowsley Street, Bury, BL9 0ST

District: BURY NORTH

Existing Use: Commercial

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 0.016 — Density: 63
Capacity: 1 — Windfall site ?: Y-S

Application Details

Application No.: 67939
Description: Prior approval change of use from commercial (E) to residential C3

Planning Status: None
Permission Date: 16/05/2022 — Expiry Date: N/A

Applicant: Mrs Shameen Ali-Iqbal
Address: 6 Overdene Close
Bolton, BL6 4DY

Grid Reference

Easting: 380195 — Northing: 410243

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	1
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES
Deliverable YES — Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3176/00
Category: 4 - Unconstrained Potential
Location: 51 Dorset Drive, Bury, BL9 9DN

District: BURY NORTH

Existing Use: Education centre

Surrounding Use: Residential

Land Use Class: BU
Previously developed ?: Yes
Area (Hectares): 0.027
Density: 37
Capacity: 1
Windfall site ?: Y-S

Application Details

Application No.: 67960
Description: Change of use from education centre (F1) to 1 no. dwelling (C3)

Planning Status: None
Permission Date: N/A
Expiry Date: N/A

Applicant: Mr Khan
Address: 51, Dorset Drive
Bury, BL9 9DN

Grid Reference

Easting: 381082
Northing: 409823

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	N
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	1
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes
Available: YES
Achievable: YES
Deliverable YES
Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission

Comments:

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3178/00
Category: 4 - Unconstrained Potential
Location: Clerke Street, Bury

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU
Previously developed ?: Yes
Area (Hectares): 0.122
Density: 246
Capacity: 30
Windfall site ?: Y-S

Application Details

Application No.:
Description:

Planning Status: None
Permission Date:
Expiry Date:

Applicant:
Address:

Grid Reference

Easting: 380685
Northing: 410868

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	8	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

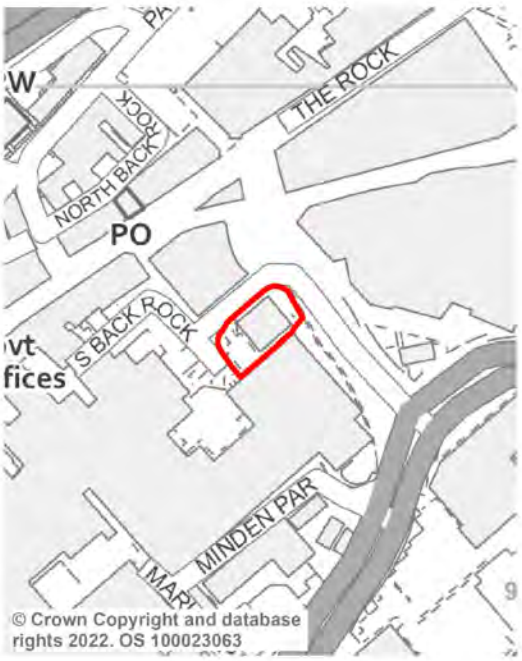
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes
Available: YES
Achievable: YES
Deliverable D/K
Timeframe for Development: 6 - 10 Years

Deliverability Comments:

Site has the potential to deliver housing in the short to medium term.

Comments:

Site is identified in the Bury Town Centre masterplan for higher density residential development

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3180/00
Category: 4 - Unconstrained Potential
Location: Millgate Shopping Centre, Bury

District: BURY NORTH

Existing Use: Retail and other town centre uses

Surrounding Use: Mixed

Land Use Class: BU — Previously developed ?: Yes
Area (Hectares): 5.8797 — Density: 68
Capacity: 400 — Windfall site ?: Y-L

Application Details

Application No.:
Description:

Planning Status: None
Permission Date: — Expiry Date:

Applicant:
Address:

Grid Reference

Easting: 380599 — Northing: 410735

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	400

Units	Number
New Build Units:	400
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	100	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

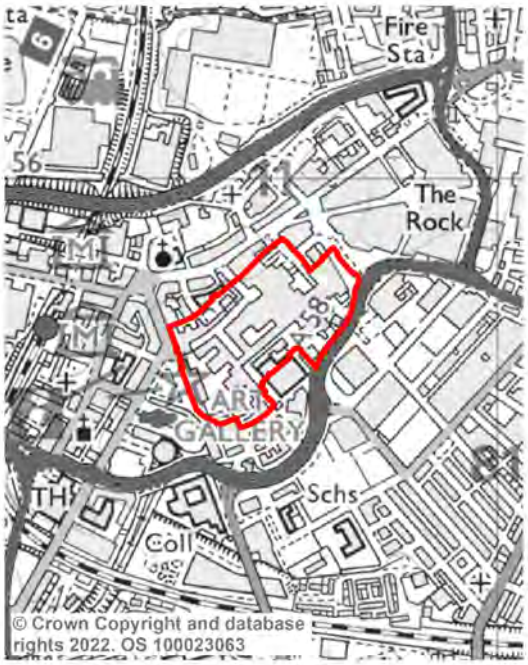
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	Y	Planning Constraints:	Y
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



Deliverability Details (5-Year Supply)

Suitable: Yes — Available: YES — Achievable: YES
Deliverable D/K — Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site has the potential to deliver residential development within the next 5 years as part of the regeneration of Bury TC to be delivered through the JV.

Comments:

The Council has agreed to acquisition of the Mill Gate estate and entered into a joint venture with Bruntwood. Bury TC masterplan identifies opportunities to consolidate and diversify the retail offer with addition of new residential and other uses.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3182/00
Category: 4 - Unconstrained Potential
Location: The Castle surface car park, Bolton Street, Bury

District: BURY NORTH

Existing Use: Car park

Surrounding Use: Mixed

Land Use Class: BU
Previously developed ?: Yes
Area (Hectares): 0.118
Density: 400
Capacity: 40
Windfall site ?:

Application Details

Application No.:
Description:

Planning Status: None
Permission Date:
Expiry Date:

Applicant:
Address:

Grid Reference

Easting: 380277
Northing: 410849

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	40

Units	Number
New Build Units:	40
Converted Units:	0

Affordable Housing Units:	Policy	Other
No. Units:	10	0

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quaility:	N	Planning Constraints:	Y
Flood Risk: N Zone:	1	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

The layout of the site would need to accommodate the existing tunnel.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Yes
Available: YES
Achievable: YES
Deliverable D/K
Timeframe for Development: 11 - 15 Years

Deliverability Comments:

Site has the potential to deliver housing in the medium term as part of implementation of the Bury TC masterplan.

Comments:

Site identified through the Bury Town Centre Masterplan