

Market Overview

Of the 17 Employment Generating Areas
Identified in the Bury Unitary Development Plan August 1997

On behalf of
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Planning Services Department
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Introduction

We have been asked to provide an overview of the 17 existing employment generating areas, set out in the Bury Unitary Development Plan August 1997, in order to give an indication as to their suitability and appropriateness for continued employment use.

We will provide our opinion as to the suitability and appropriateness of each of the 17 individual EGAs in the order set out in the Unitary Development Plan, under Policy EC2/1 (page 34, see Appendix 1).

We have considered the level of demand in each EGA and have also given our opinion on the future of each EGA, based on our market knowledge.

The existing boundaries of the EGAs, as delineated in the adopted Bury Unitary Development Plan, are appended to this report.

General Overview

The Borough's EGAs vary in terms of their size, age and composition and they are considered to meet a wide range of market demands, ranging from more affordable accommodation to the better quality and more modern premises.

1. **EC2/1/1 – Ramsbottom – Appendix 2**

The majority of this employment generating area is intact and it includes the TNT warehouse and various small units adjacent to Kay Brow, The Mondi Paper Mill and various units around Kenyon Street and Factory Street.

We understand that an outline mixed use planning permission has been granted on the former Council depot, off Factory Street, Ramsbottom have but this has not been instigated.

Due to loss of employment land elsewhere in Ramsbottom, this EGA is of increasing importance.

We perceive demand within this EGA to be relatively robust, however, the former Parker Box premises and Hinchcliffe Haulage premises on Kenyon Street remain empty. The former Parker Box property has been subject to a planning application for residential redevelopment, which was refused on appeal.

A new planning application has recently been submitted on this site for B1 office development.

Whilst TNT, Mondi Paper and Irwell Street Metals remain within the EGA area, it is likely to maintain its vitality as an employment generating zone. TNT are disposing of the property at the junction of Square Street and Railway Street but this is outside the EGA and, whilst this has been in continual employment use, it is likely to be brought forward as a higher value use site. A recent application has been made for a food store on this site. Should one or other of the large occupiers vacate or close their operation, then they may have potential for sub-division and partial redevelopment.

The former council depot on Factory Street has an existing permission for mixed use, including residential, which has not yet been implemented.

The recent successful development of offices on Princes Street has confirmed that the development of new office space is now likely to be viable.

2. EC2/1/2 – Pilsworth Industrial Estate – Appendix 3

This employment generating area is generally intact and has seen considerable office development at Castlebrook Business Park by Ron Wood Developments at Hollins Brook Business Park, developed by Delma; and the development of the L'Oreal Distribution Depot and two extensions to Albany Group's building.

The adjacent retail facilities help to make this an attractive location for office use, however the pending loss of the cinema and possible bowling alley will lead to pressure on these sites for re-use for leisure and possibly retail purposes.

Marshall Group/CDP from Elland have recently applied for a substantial office and warehouse scheme within the former landfill site at Roach Bank Farm. This was refused permission on the grounds of its likely traffic implications and effects on congestion, although it was recommended for approval. Further office proposals are expected to the rear of Castlebrook Business Park.

Demand in the Pilsworth EGA has remained strong and vacant buildings, such as the former Wiggins Teape unit and the former Geodis unit off Roach Bank Road, are now reoccupied. The former SCA waste paper unit is about to be sub-divided and there is currently strong interest in a large section of the yard. Demand is, therefore, relatively strong both for warehouse, light assembly and office use.

The future of this EGA would appear to be good, with steady demand from local and regional business, however, the impending loss of the cinema and bowling alley to Bury town centre, may lead to proposals coming forward for both sites, possibly for higher value users.

This junction is the most attractive to successful and relocating businesses and needs to be maintained as the premier business location it has developed into.

3. EC2/1/3 – Tetrosyl, Bury – Appendix 4

Together with Ramsbottom, this is the only main employment generating area north of Bury.

The site is still predominantly in active use by Tetrosyl and a planning application for residential was refused at appeal some years ago. This is still an important employment generating area, however, sections of the site are functionally obsolete and redevelopment will be required.

The access to the site is through residential areas, but the access to the M66 motorway via the A56 is reasonable.

This Tetrosyl EGA is fully occupied by the company themselves and, as such, as none of the site has been marketed, it is difficult to be definitive with regard to demand. The site has a mixture of 1970s warehousing, refurbished headquarters and older multi-storey accommodation. Should the site be vacated, demand for the modern, single storey accommodation would be relatively good. Demand for the older accommodation would be extremely limited. Should the site ever be sold, the likely purchaser would be an investment or development company, who would sub-divide the accommodation to create an industrial estate and look to redevelop parts which are functionally obsolete.

The future of the EGA at present is dependant on the fortunes of Tetrosyl and, should they relocate from the site, then it would need to be marketed and probably sub-divided for both freehold and leasehold purposes.

Further redevelopment pressure on this site is likely.

4. EC2/1/4 – Fernhill, Bury – Appendix 5

This EGA is one of the largest in the Borough and incorporates the Peel Industrial Estate; Bury Council Depot, William Hare Steel Yard and the derelict Lascar Works. There are also piecemeal smaller units and the former P&S Textiles building on Hornby Street. The area is largely intact for employment purposes and does provide a steady supply of second hand accommodation. It is vital to employment generation for industrial purposes adjacent to the town centre.

Demand within the Fernhill EGA has been relatively strong over the past 5 years. There has been new units developed at Park Road and Every Street and one of the larger units, i.e. the former P&S Textiles building, has been partially disposed of and has been successfully sub-divided. Apart from a small site adjacent to the travellers' camp and Lascar Works off Tanpits Road, which is functionally and physically obsolete, the level of demand for vacant premises has been good.

This EGA has seen a good amount of new development at Park Road, Peel Industrial Estate and off Every Street. Whilst it is not a particularly attractive area and has access issues on Birch Street and Castlecroft Road, it does maintain a relatively healthy level of demand for modern or single storey accommodation. The upper floor accommodation at Peel Mills on Gordon Street and the former P&S property on Hornby Street, has very limited demand and is becoming functionally obsolete.

Lascar Works is a former asbestos manufacturing plant, with restricted access and is no longer occupiable, therefore it is likely to have potential to be combined with the adjacent retail park. Its access severely limits its potential for employment redevelopment.

The future of the EGA is important to employment in Bury.

5. EC2/1/5 – Freetown, Bury – Appendix 6

This area stretches from Bell Lane up to Brookshaw Street. It includes the trade counter area around Kay Street and a considerable number of businesses off Hudcar Lane. A number of older buildings have been sub-divided successfully, i.e. Freetown Business Park. Whilst the area is not particularly attractive, it still does have reasonably strong demand.

A smaller adjacent area within the EGA incorporates the carpet factory off Chesham Fold Road.

A number of properties have been marketed within the EGA in the past few years and, whilst there are a number of smaller areas available on Hudcar Lane and Cobden Street, most of the buildings are occupied. The area still maintains the main trade counter centre within Bury, which helps to reinforce demand for employment units in the area. Some of the older, larger units off Porritt Street may need sub-division if they are ever vacated.

The future of the EGA is likely to be relatively stable, based on current market demand. There may be some pressure for redevelopment on the outlying sections of the EGA for more valuable uses, such as residential.

6. EC2/1/6 – Bury Bridge/Daisyfield, Bury – Appendix 7

This EGA stretches from Wood Street in the north down to the Daisyfield Industrial Estate in the south. It incorporates the surplus land at the gas works, Sillavan Metals and the employment clusters of Albion Street and Bridge Trading Estate. It is still an important employment generating area, but sections of it, i.e. Albion Street, do suffer from poor access. The land at Daisyfield industrial Estate was sold to a haulage contractor for a low quality use. This development has not yet commenced and the majority of the 5.5 acres is still vacant.

Demand in the Bury Bridge/Daisyfield EGA has, again, been relatively strong. The main transactions in recent years has been the sale of 5½ acres of land at Daisyfield Industrial Estate, which is a low profile site, which was blighted by the restricted access onto the A58 Bolton Road. This access has since been improved by the installation of traffic lights on Wellington Street.

The other main transactions have been the sale and leaseback of Sillavan Metals on Victoria Street and the sale of part of the former gas works to Chancery Gate.

Demand in this EGA, as previously stated, remains strong, however, there has been little supply of modern, useable accommodation within the boundaries.

The future of the EGA is relatively certain and at present. There have, in the past, been proposals for the reopening of the Bury/Bolton canal, which runs through the EGA. Should this happen, it is likely to require higher value uses to assist this viability. At present there are no firm proposals to do so.

7. EC2/1/7 – Bridge Hall Lane, Bury – Appendix 8

This EGA incorporates Junction 2 Business Park, The Pavilions Business Park, the Tetrosyl and Printpak. It is now generally fully developed and has seen new office development and renewal of a considerable amount of the industrial accommodation.

Demand in this area is strong and this has been shown by the successful letting of Junction 2 Business Park, which was previously a bleach and dye works and also with the development of speculatively built offices at the Pavilions Business Park. Only one unit of 3,500 sq ft remains available.

The other main sites are occupied by owner/occupiers, with Tetrosyl having recently invested in their factory.

The future of the EGA is secure, especially with the recent investments in the area by developers at the Pavilions Business Park and Junction 2 Business Park.

8. EC2/1/8 – MacPhersons, Bury – Appendix 9

The former MacPhersons site has been subject to considerable business activity, with MacPhersons Paints being sold and eventually relocating from the area over ten years ago.

The site is now known as the Warth Industrial Estate and is extremely successful, with considerable investment by the current owners. The site is generally fully let and there is now a thriving Business Centre on site.

Demand at this site has been strong for a number of years. The previous owner was Tikkurila who sub-divided the front section of the site and this has been continued more substantially by Hamilton Heath, who is the current owner. It is now a very successful 14 acre industrial estate, which also incorporates a very successful Business Centre.

Vacant industrial accommodation lets relatively quickly and there is a good level of occupancy at the Business Centre.

The future of the EGA looks to be secure. It needs to be renamed.

9. EC2/1/9 – Dumers Lane, Bury – Appendix 10

This area has seen considerable change in recent years, with the development of the former Birthdays headquarters (1995 approximately) and thereafter 02 Call Centre (1998 approximately) on the former Bonar Bibby playing fields. Thumbs Up Bury have taken over the other part of Bonar Bibby's site and have recently added a large distribution warehouse. The final section of Bonar Bibby's was redeveloped for a mixed use residential and trade counter scheme by Bracken Developments in 2001 approximately.

There has been a reasonable level of demand in this areas and it is seen as a good location for continued business use by these occupiers.

This EGA, however, is likely to be subject to change in the next few years. The River Irwell flows through this EGA and, as a result, parts of the EGA are identified as flood plains and will be incapable of development without flood alleviation works to raise levels and create extra river flood storage capacity.

The 25 acre Warner Lambert Halls site has been vacant for 3-4 years and has just been refused planning permission for a mixed use scheme. The site is derelict and will require flood alleviation measures and demolition in order for it to be developed. The whole site is affected by flood risk to varying extents. The question of viability will be examined at the forthcoming planning appeal on this site.

The former Intex Yarns site, which is accessed off Bury Road, is part still in use and has been subject to interest from developers.

Large obsolete industrial complexes predominate, but the demand in Bury is generally for smaller units. Redevelopment is likely to be required but there have been no recent schemes.

The future of the EGA is likely to be a period of change.

10. EC2/1/10 – Eton Hill Road – Appendix 11

This is a well recognised employment generating area and comprises of consolidated areas of relatively modern employment uses, accessed from Eton Hill Road itself, together with the Bealey Industrial Estate – a generally lower quality arrangement of business units and open storage uses.

There are small pockets of land undeveloped and demand is generally good in this area.

There has been limited market activity in this EGA although a number of units on Eton Way South that have changed hands in recent years. There is vacant land available to the east of Hutchinsons Goit, which has access problems and remains undeveloped.

The level of demand has been relatively good; however, there has been limited supply of buildings.

11. EC2/1/11 – Bradley Fold – Appendix 12

This employment generating area is split into two distinct areas.

Bradley Fold Trading Estate, which is largely owned by Bury MBC, is subdivided into a number of units and is generally fully occupied. There has been a recent development of new industrial units, with grant aid assistance. The units are currently available for lease, and initial demand has been reasonably strong.

The second section of the site is the former Dorma factory, which has changed hands on a couple of occasions in recent years and is currently owned by a plastics manufacturing company and is partly used for storage.

The council owned section of the EGA is likely to maintain its attractiveness. The remaining section is partly occupied by an owner/occupier who is seeking to let a space for manufacturing purposes. It does not suit the majority of occupiers currently looking for accommodation and therefore may be subject to redevelopment pressure in due course.

12. EC2/1/12 – Radcliffe East – Appendix 13

The Radcliffe East employment generating area is subject to a substantial planning application, which affects a large section of it. This incorporates the former East Lancs Paper Mill and the proposals for a mixed use scheme of employment, school and residential. As a result, the extent of the EGA will be significantly reduced and its boundary will need to be subsequently redrawn.

The remainder of the EGA is essentially focussed on the area around Milltown Street including Pioneer Mills. This area tends to retain good occupancy levels, although the Pioneer Mill is deteriorating.

Demand with this EGA is relatively good. There have been a number of transactions on Milltown Street. The majority of the site is vacant and pending redevelopment for a school, housing and some employment uses.

13. EC2/1/13 – Radcliffe West – Appendix 14

The Radcliffe West EGA is a traditional industrial area, with a number of secondary industrial units within it, focussed primarily on Sion Street to the west of Radcliffe town centre. The land adjacent has been developed for an Asda supermarket.

Part of the EGA has been lost to residential development off Hutchinson Way which is currently under construction. Nevertheless, this area still comprises a consolidated area of employment uses – particularly if the EGA is extended to incorporate Dale Industrial Estate.

Demand in this area is relatively good with still good occupancy levels at Dale Industrial Estate off Phoenix Way and with a number of transactions on Sion Street.

14. EC2/1/14 – Radcliffe South – Appendix 15

The Radcliffe South EGA was originally drawn to cover the former Radcliffe Paper Mill. This has now closed and has been subject to partial redevelopment for housing.

The remainder of the EGA has been cleared with the intention of retaining this area for employment uses.

Demand for the remaining employment land has been limited, but this site has not been marketed properly.

There is scope to incorporate this site into an extended Radcliffe West EGA to also include the lower end of Outwood Road.

15. EC2/1/15 – Halsteads, Whitefield – Appendix 16

This EGA is still in full occupation as far as we are aware by Halsteads, who have also expanded into premises at Pilsworth.

There is little scope to extend this EGA and its future is generally secure, so long as Halsteads/Polyfloor are still in occupation. Should they vacate, the site is likely to be of interest for residential redevelopment, speculators and/or possible sub-division.

16. EC2/1/16 – Park 17, Whitefield – Appendix 17

This is now a mature industrial and warehousing development which maintains good occupancy levels and provides the main source of employment activity in the Whitefield area.

Demand at Park 17 has remained relatively strong, however, there are currently two empty units. The older accommodation off Stanley Road proves more difficult to re-let, largely due to its age. The development of a Morrisons supermarket adjacent to Bury New Road and Stanley Street may have an effect on traffic flows down to Stanley Road and make it less attractive as an access. This could lead to further pressure on Moss Lane itself.

The future of the EGA is strong.

17. EC2/1/17 – Mountheath – Appendix 18

Mountheath Industrial Park has recently changed hands after a number of years with the same owner. The smaller units, known as Sedgley Park Trading Estate to the front, are in separate ownership and are neglected but popular.

The existing Mountheath industrial Estate has been partially refurbished as a result of a fire at one of the substantial buildings there and we understand further refurbishments are proposed.

We believe demand is generally reasonably good; however, Mountheath Industrial Estate needs further investment to offset the years of neglect.

Sedgley Park Trading Estate has been similarly neglected, but these small units would be readily lettable if they were better maintained and managed. The future of the EGA should be relatively strong.

Appendix 1
UDP Policy EC2/1 – Employment
Generating Areas

EC2/1 - Employment Generating Areas

In the defined Employment Generating Areas, as identified on the Proposals Map, the Council will only allow development for the uses specified. Other uses will only be permitted where they constitute limited development or do not substantially detract from an area's value as an Employment Generating Area. The following areas have been identified for the uses specified:

Business (B1), General Industrial (B2), Warehousing (B8) and Leisure and Tourism Uses:

EC 2/1/1 - Ramsbottom.

EC2/1/2 - Pilsworth Industrial Estate, Bury. A Traffic Impact Assessment may be required for any development proposals within this area.

Business (B1), General Industrial (B2), and Warehousing (B8):

EC2/1/3 - Tetrosyl, Bury.

EC2/1/4 - Fernhill, Bury.

EC2/1/5 - Freetown, Bury.

EC2/1/6 - Bury Bridge/Daisyfield, Bury.

EC2/1/7 - Bridge Hall Lane, Bury. A Traffic Impact Assessment may be required for any development proposals within this area.

EC2/1/8 - Macphersons, Bury.

EC2/1/9 - Dumers Lane, Bury.

EC2/1/10 - Eton Hill Road, Radcliffe.

EC2/1/11 - Bradley Fold.

EC2/1/12 - Radcliffe East.

EC2/1/13 - Radcliffe West.

EC2/1/14 - Radcliffe South.

EC2/1/15 - Halsteads, Whitefield.

EC2/1/16 - Park 17, Whitefield.

EC2/1/17 - Mountheath, Prestwich.

Justification

The Borough contains a number of distinct areas where employment generating activities are concentrated. These areas range from the older, inner industrial areas of Bury, Radcliffe and Ramsbottom to the modern purpose-built industrial estates of Pilsworth, Park 17 and Mountheath. If existing firms and jobs are to be protected in

the Borough it is important that investment for employment generating purposes is encouraged. The Employment Generating Areas identified and shown on the Proposals Map will help to achieve this by providing a degree of certainty as to the future use of these areas.

The Employment Generating Areas will also have an important part to play in protecting existing employment land. Too often in the past land once used for employment has been lost to other uses, particularly housing. The defined Employment Generating Areas will protect the future of these areas for employment uses.

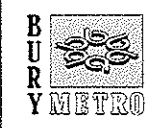
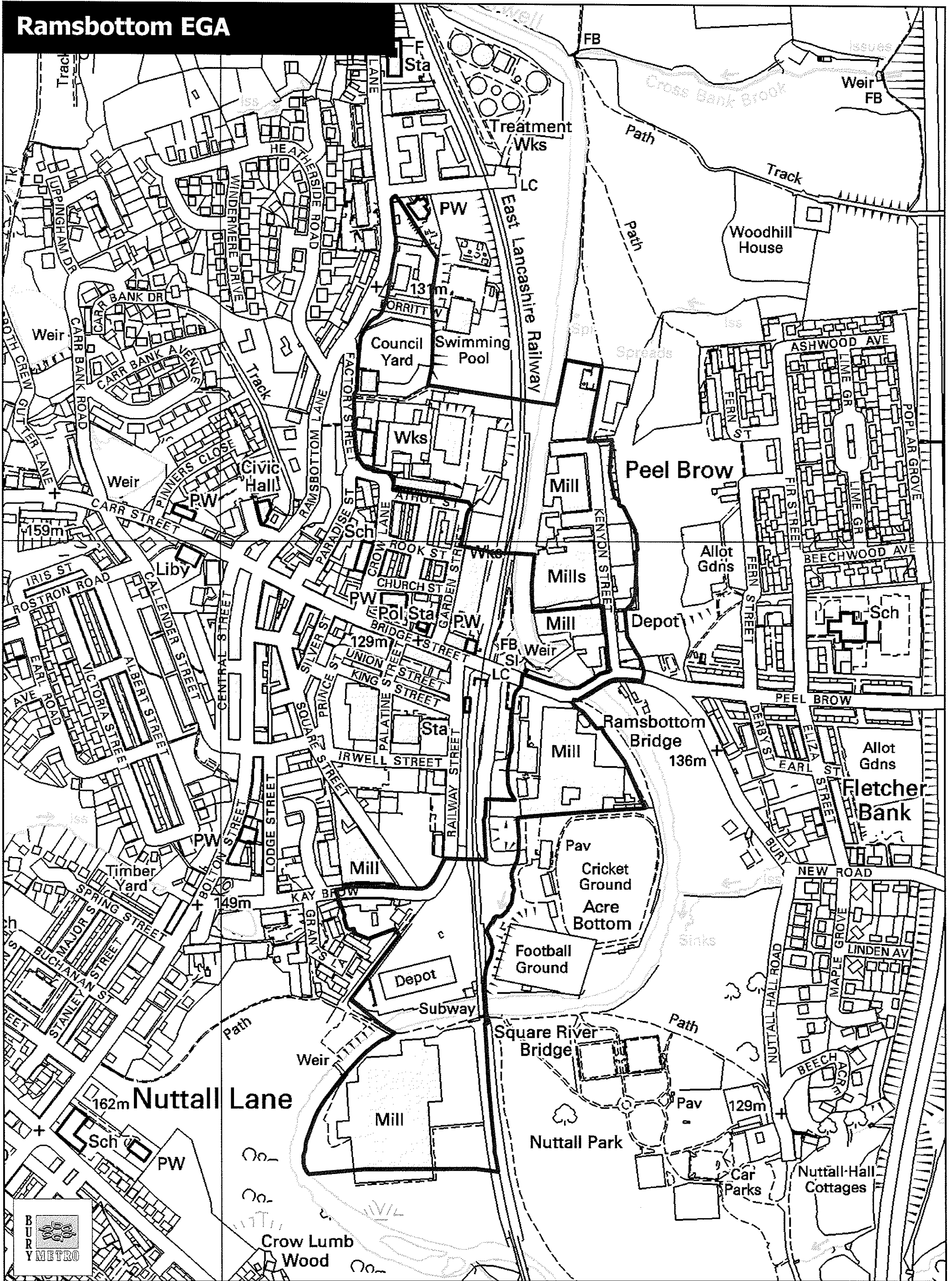
It is not the aim of the Council to remove or prevent the improvement of uses such as existing housing, local shops and community facilities in these areas. However, development for uses other than employment uses will be limited in scale so as not to detract from the aims of the Employment Generating Areas.

The increasing value of leisure and tourism in generating employment and other economic benefits is recognised. In recent years Ramsbottom and Pilsworth have become important in these respects, the former in relation to the East Lancashire Railway, and the latter with the opening of the Multiplex cinema, bowling alley and fast food restaurants. It is proposed that within the Employment Generating Areas of Ramsbottom and Pilsworth further developments related to leisure and tourism will be looked upon favourably where they do not conflict with other policies and proposals of the Plan.

In certain Employment Generating Areas the Highways Agency may require a Traffic Impact Assessment to be carried out in order to fully assess the traffic implications of any development proposals on trunk roads, including motorways. See Highways and Transportation Policy HT2/10 - Development Affecting Trunk Roads.

Appendix 2
Ramsbottom
Employment Generating Area

Ramsbottom EGA



Scale:
1 to 4,000

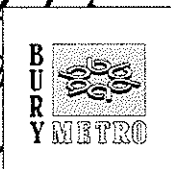
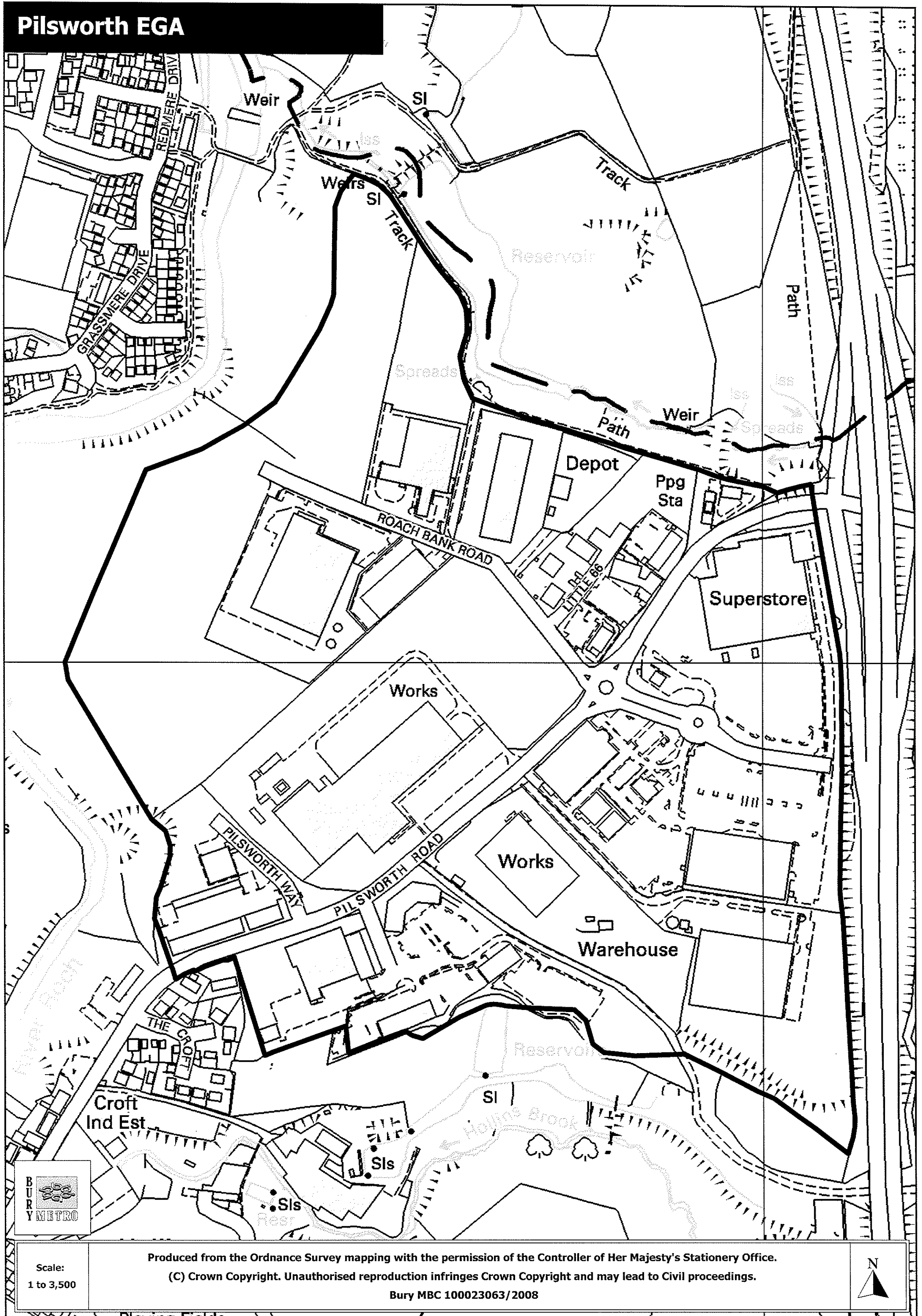
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Appendix 3
Pilsworth
Employment Generating Area

Pilsworth EGA



Scale:
1 to 3,500

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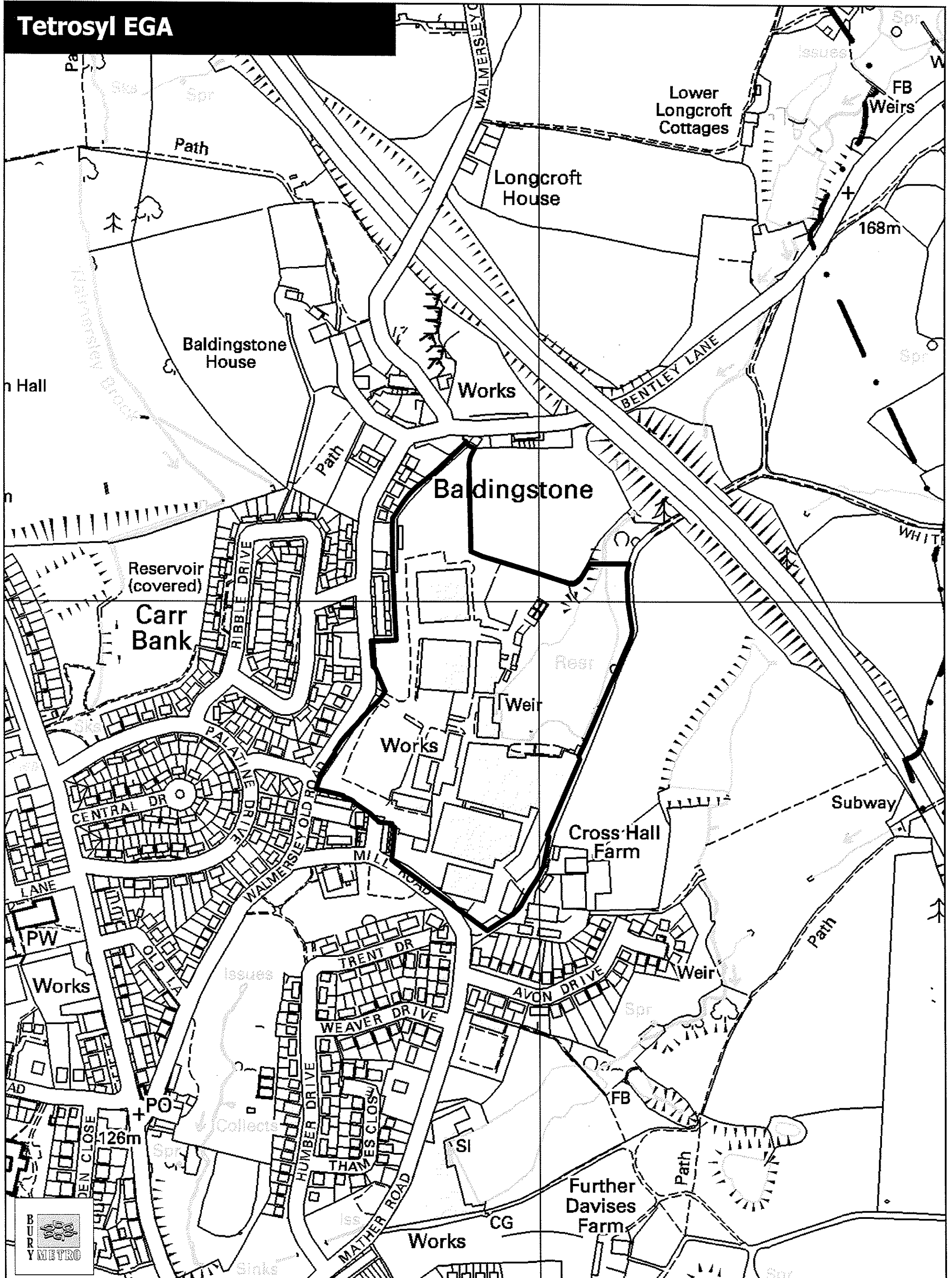
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Playing Fields

Appendix 4
Tetrosyl
Employment Generating Area

Tetrosyl EGA



Scale:
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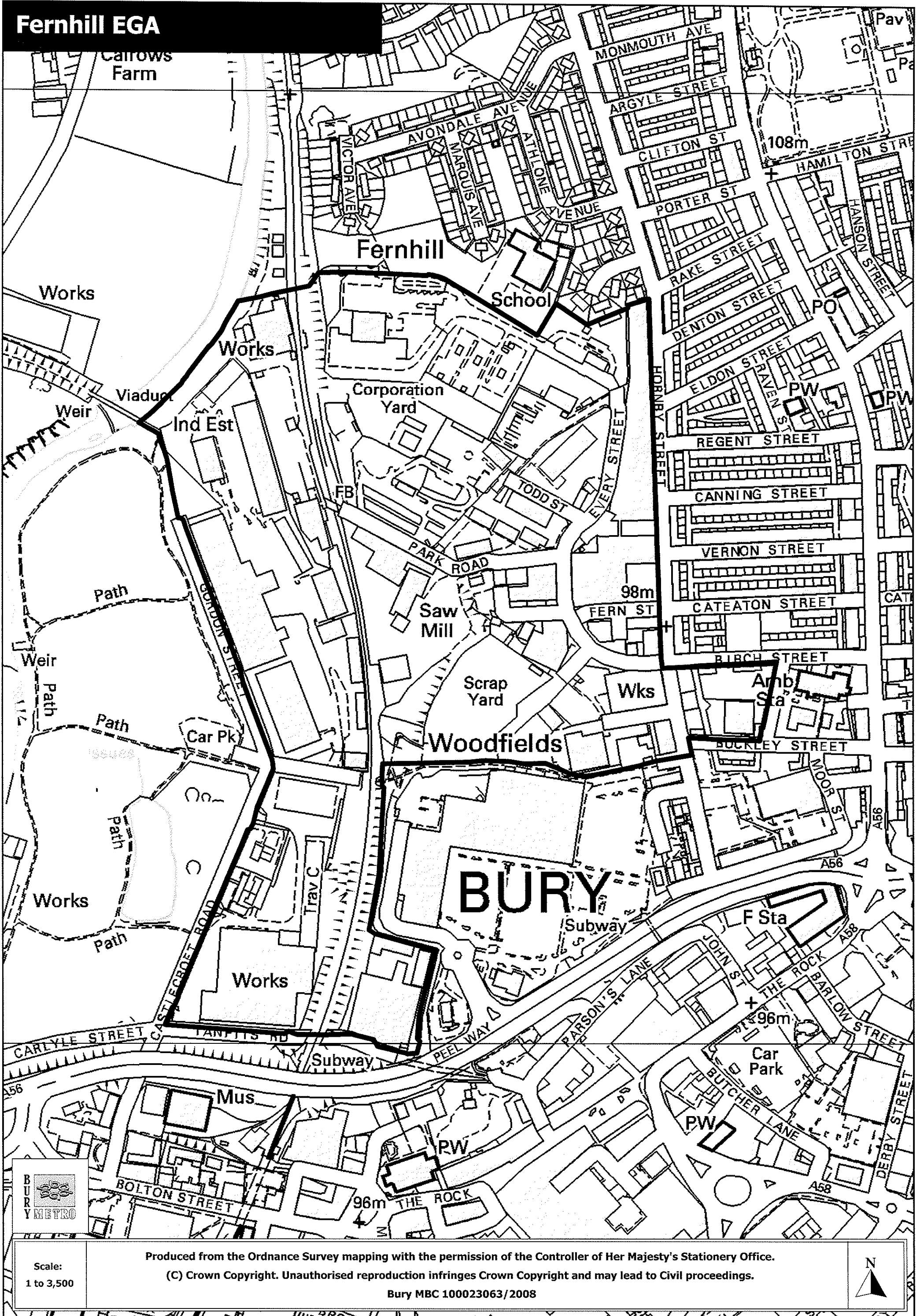
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Wolby Farm

Appendix 5
Fernhill
Employment Generating Area

Fernhill EGA



Scale:
1 to 3,500

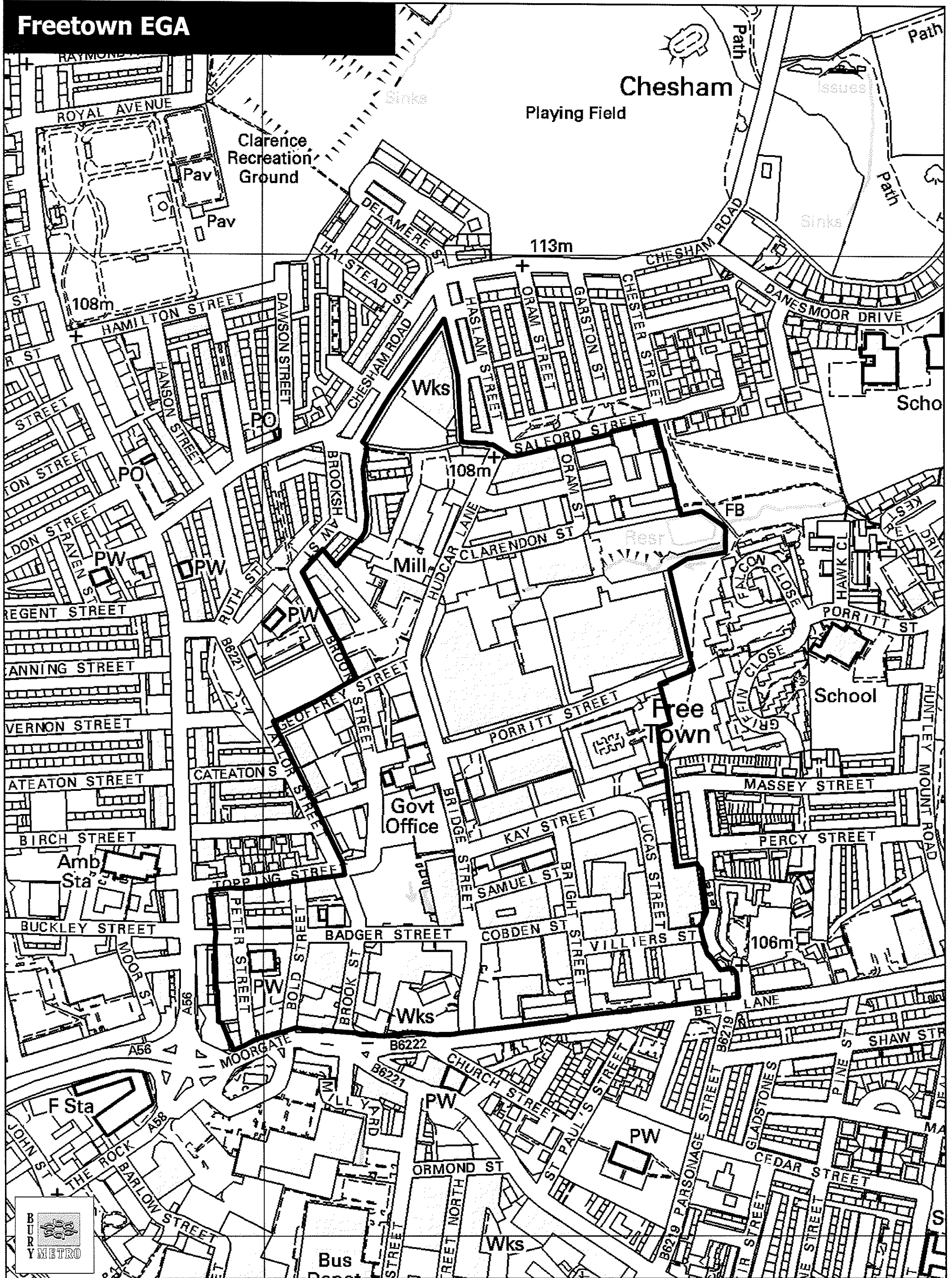
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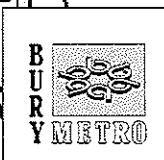
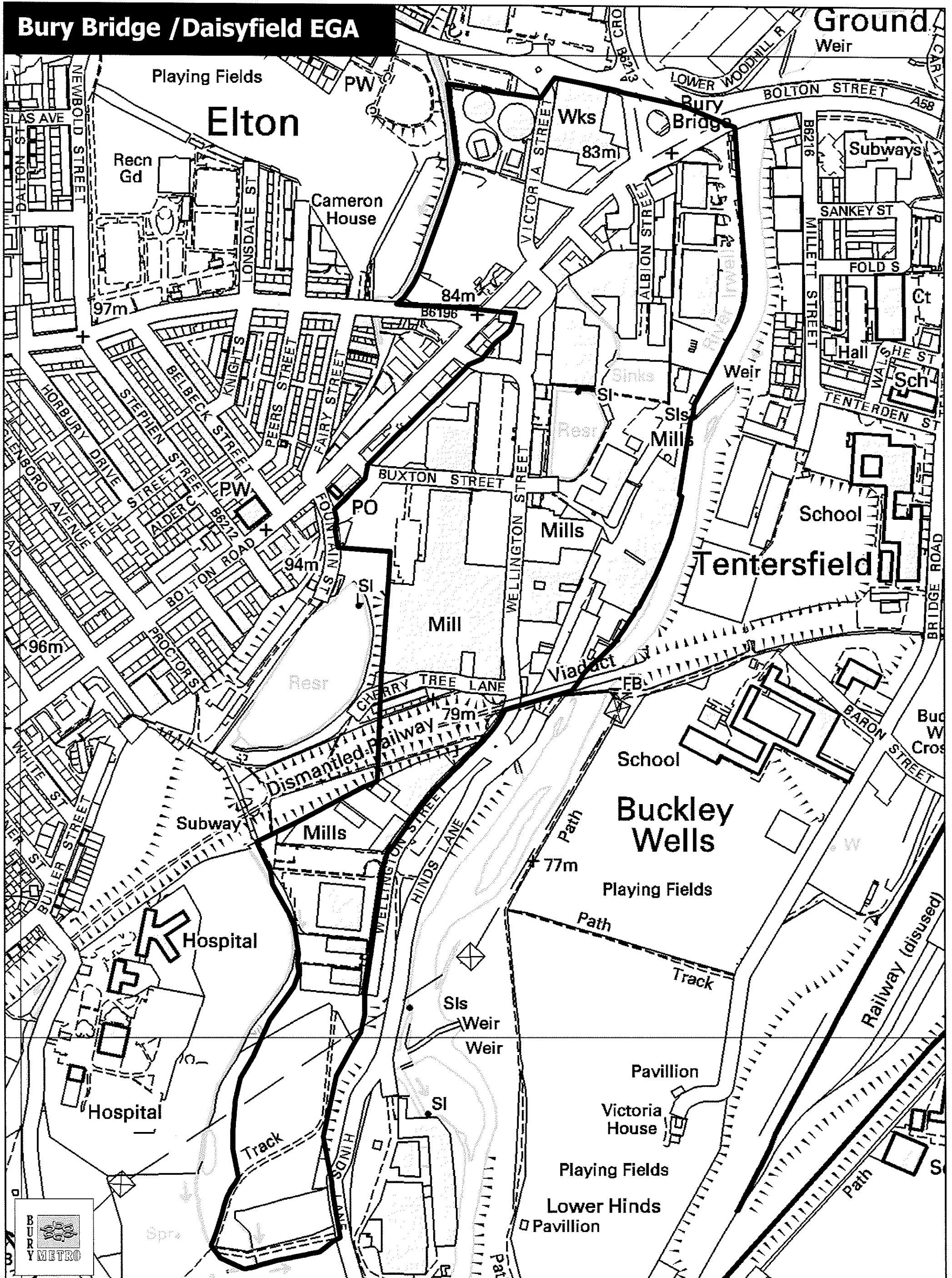
Appendix 6
Freetown
Employment Generating Area

Freetown EGA



Appendix 7
Bury Bridge/Daisyfield
Employment Generating Area

Bury Bridge / Daisyfield EGA



Scale:
1 to 3,500

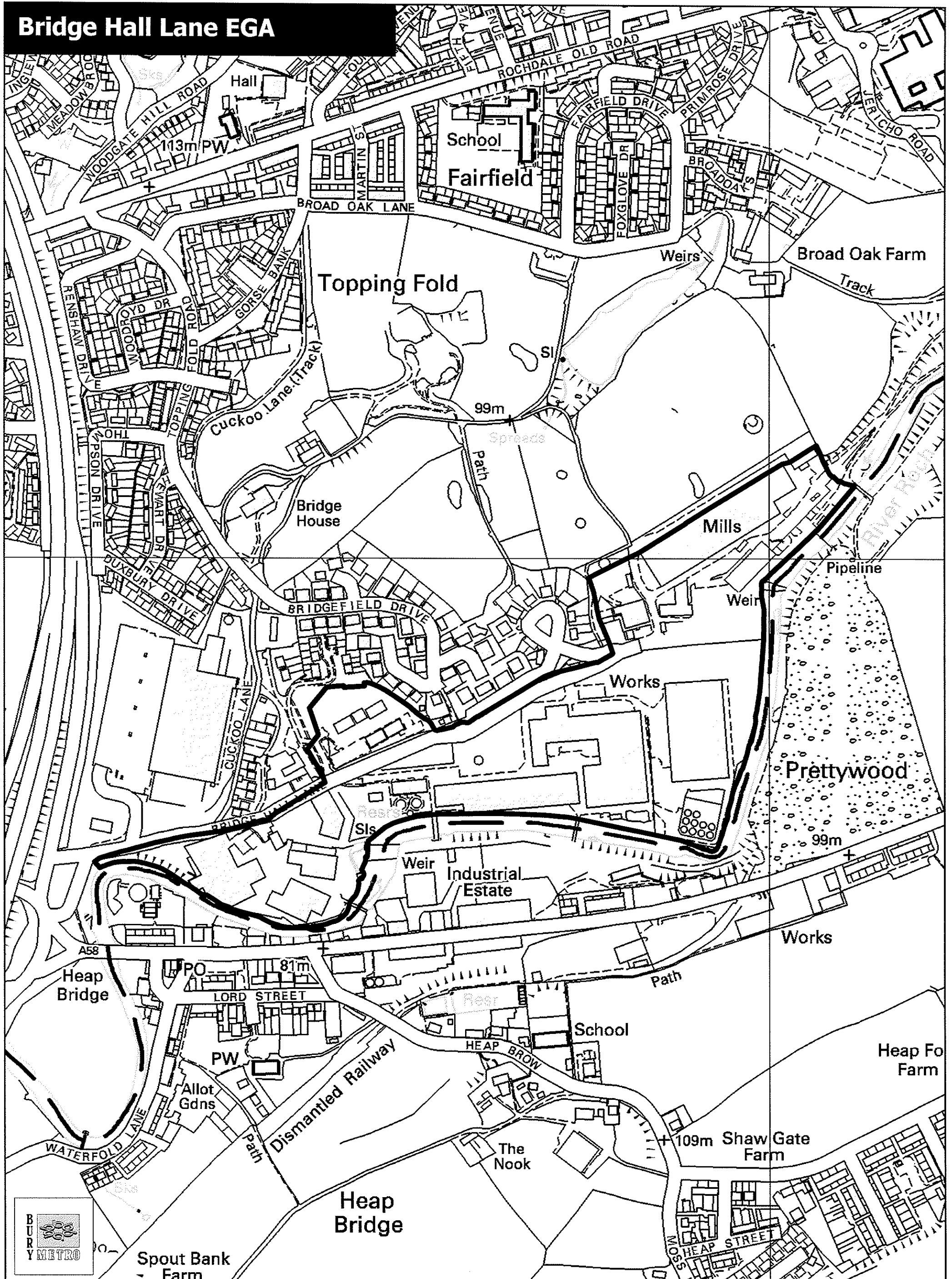
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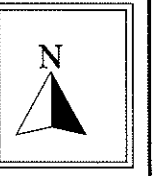
Appendix 8
Bridge Hall Lane
Employment Generating Area

Bridge Hall Lane EGA



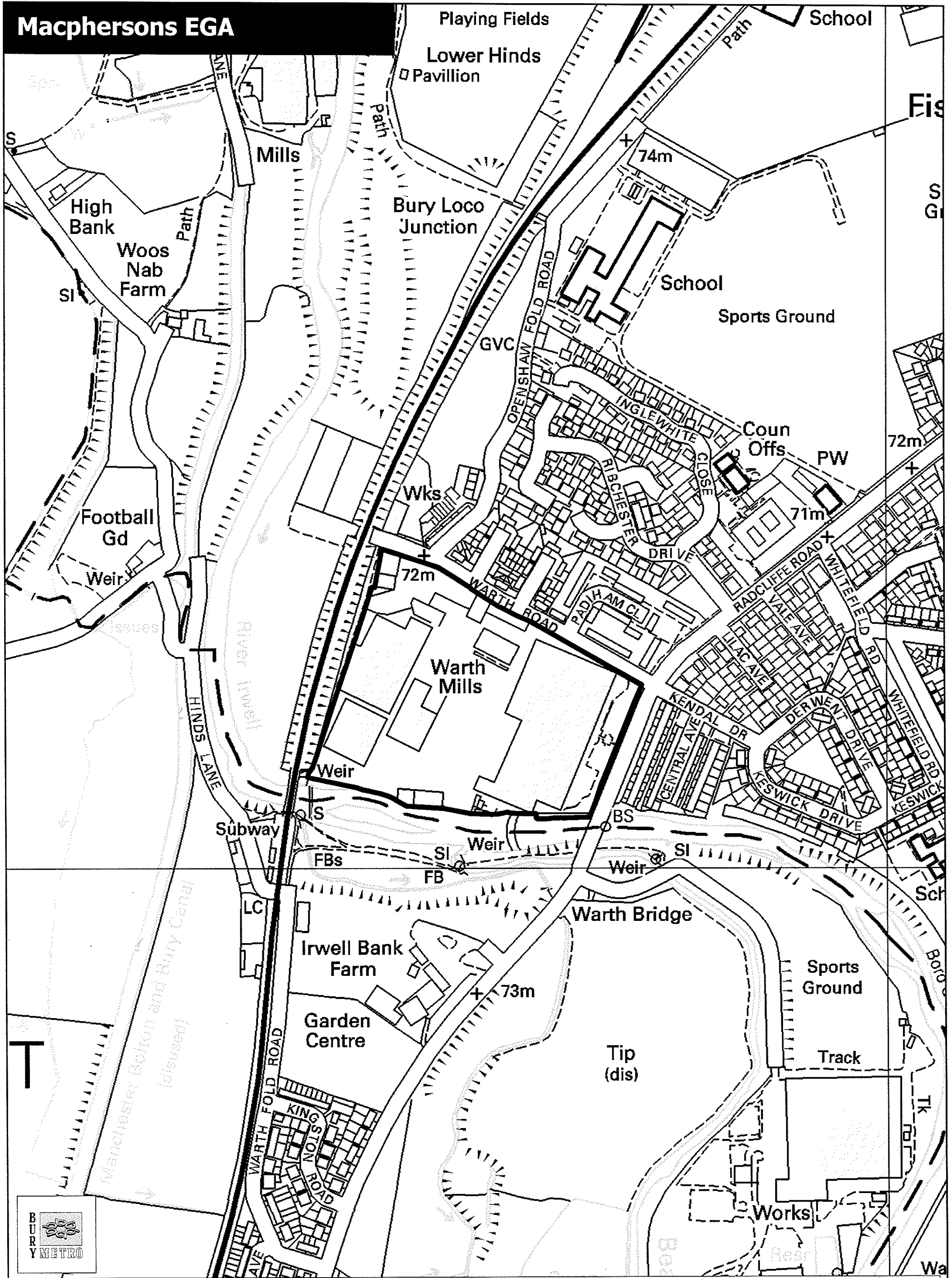
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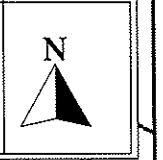
Appendix 9
Macphersons
Employment Generating Area

Macphersons EGA



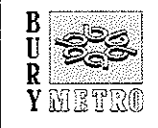
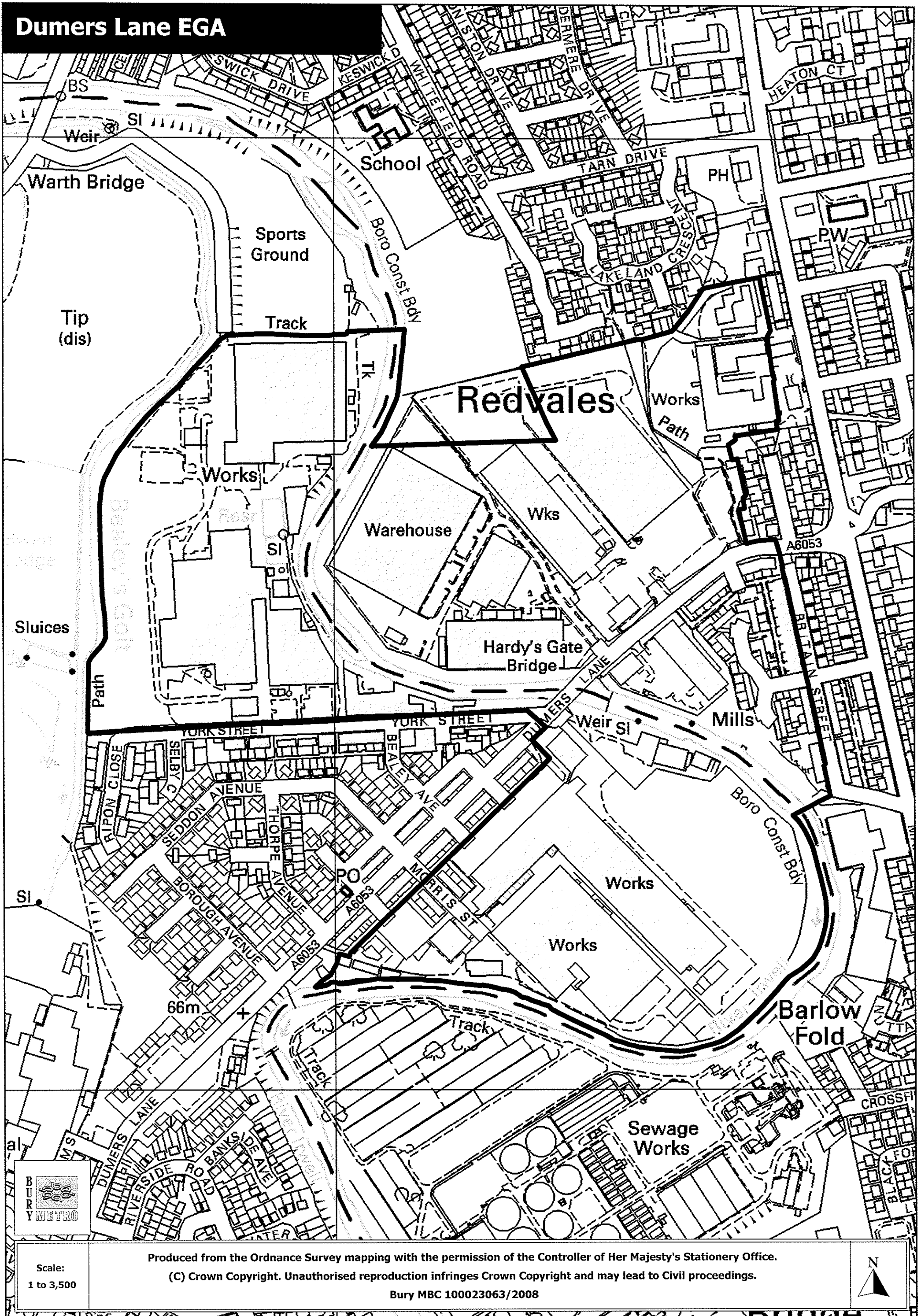
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Appendix 10
Dumers Lane
Employment Generating Area

Dumers Lane EGA



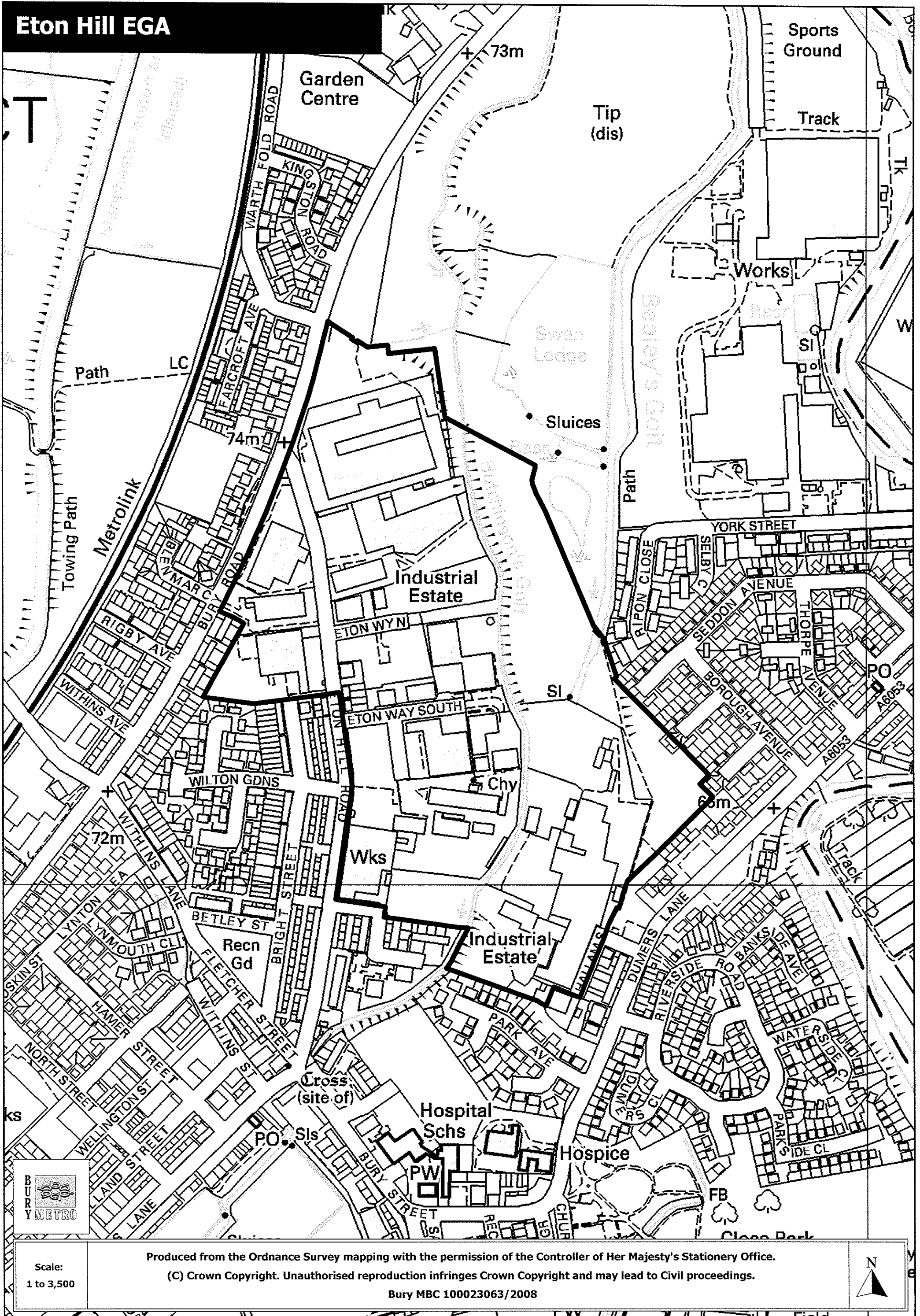
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Appendix 11
Eton Hill Road
Employment Generating Area

Eton Hill EGA



Scale:
1 to 3,500

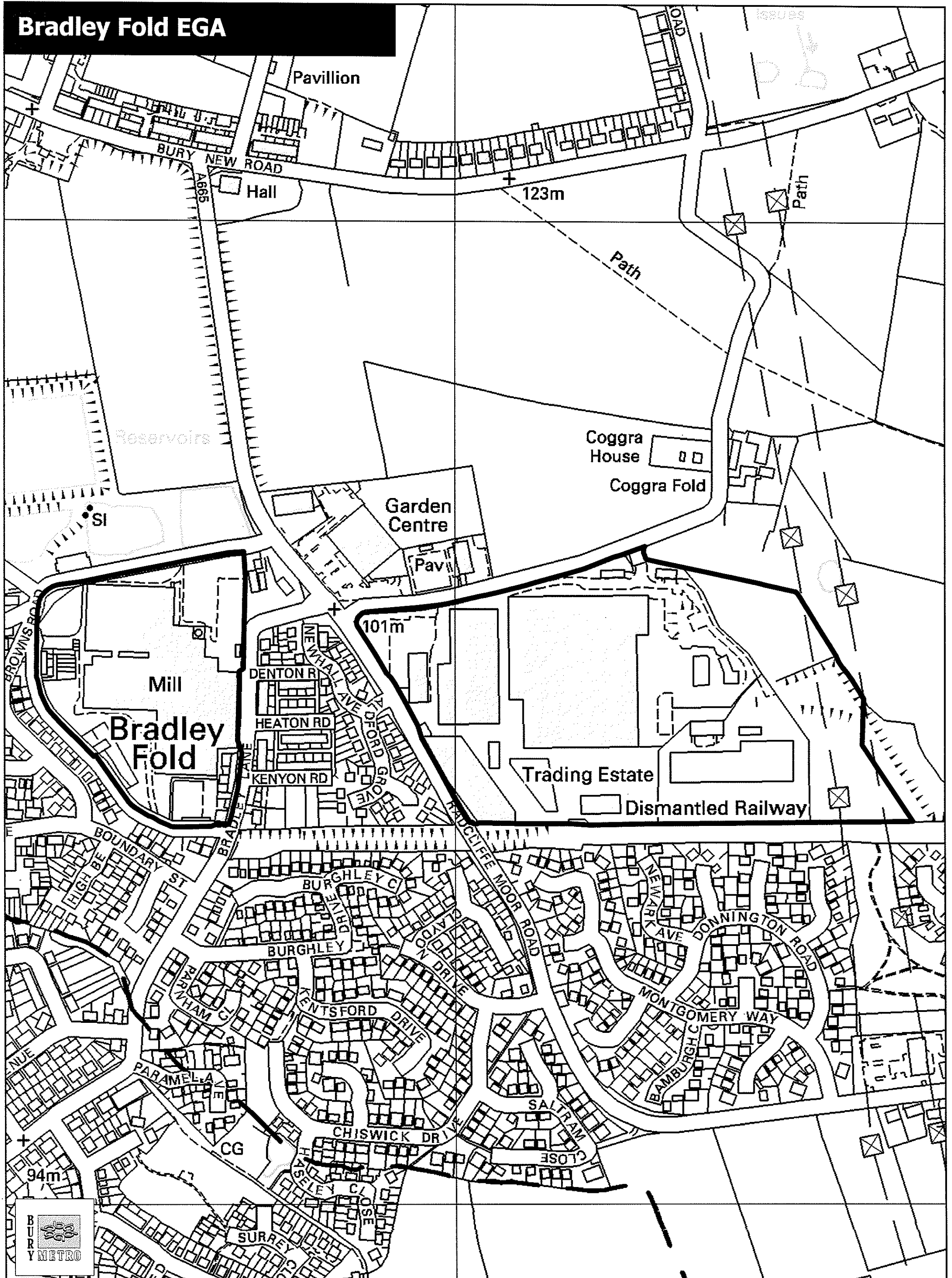
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Appendix 12
Bradley Fold
Employment Generating Area

Bradley Fold EGA



Scale:
1 to 3,500

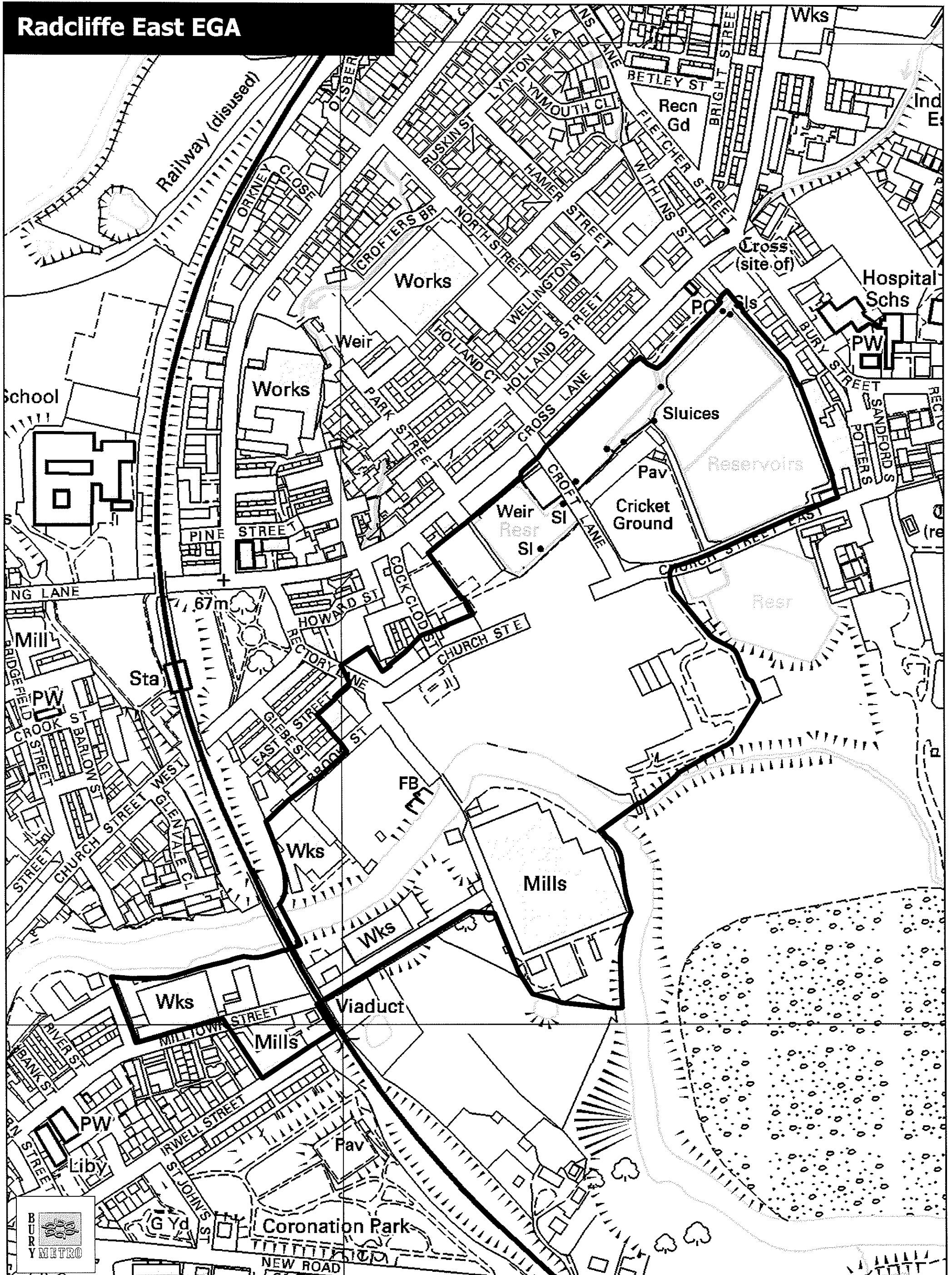
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Appendix 13
Radcliffe East
Employment Generating Area

Radcliffe East EGA



Scale:
1 to 3,500

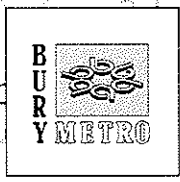
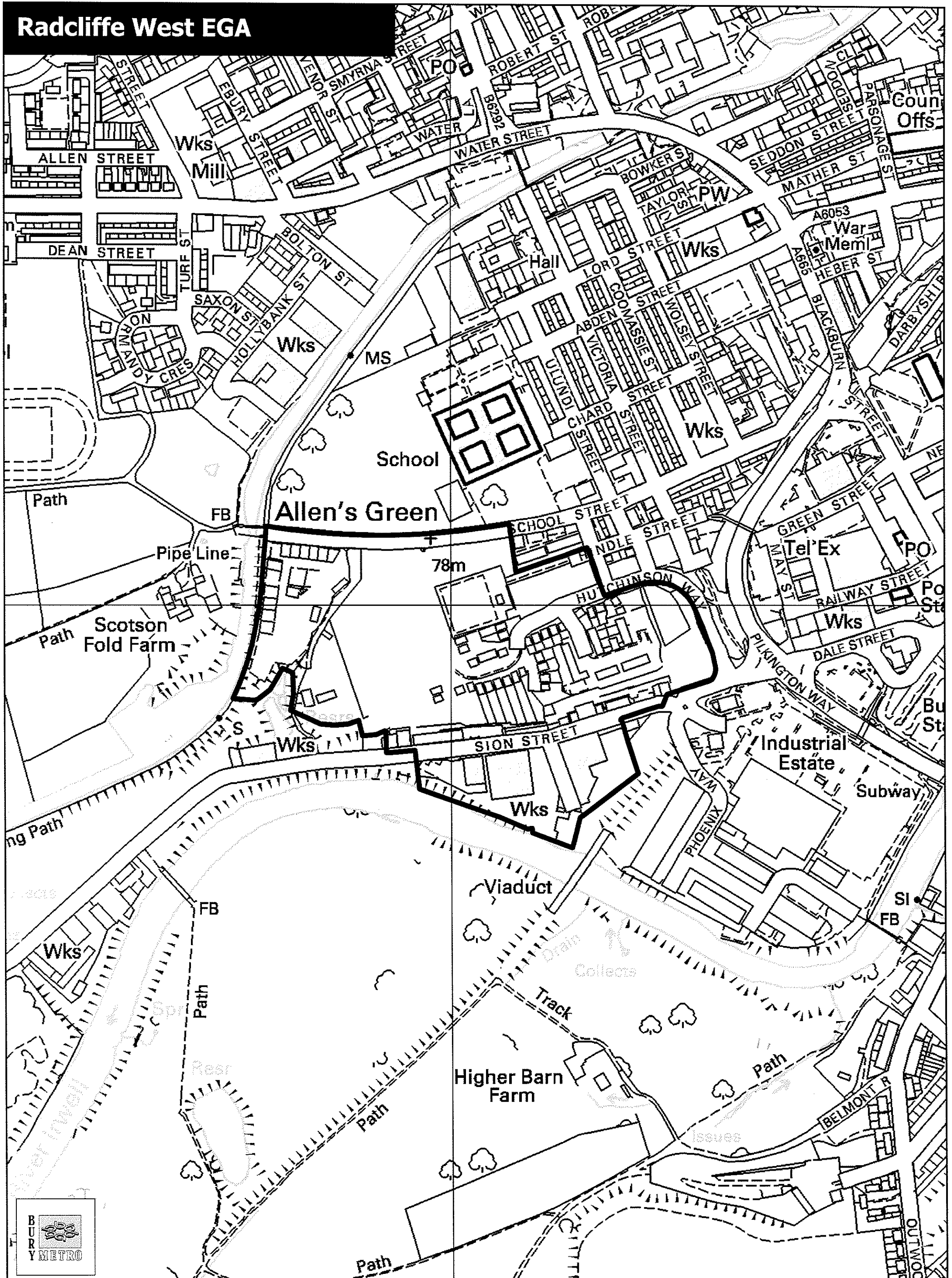
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Appendix 14
Radcliffe West
Employment Generating Area

Radcliffe West EGA



Scale:
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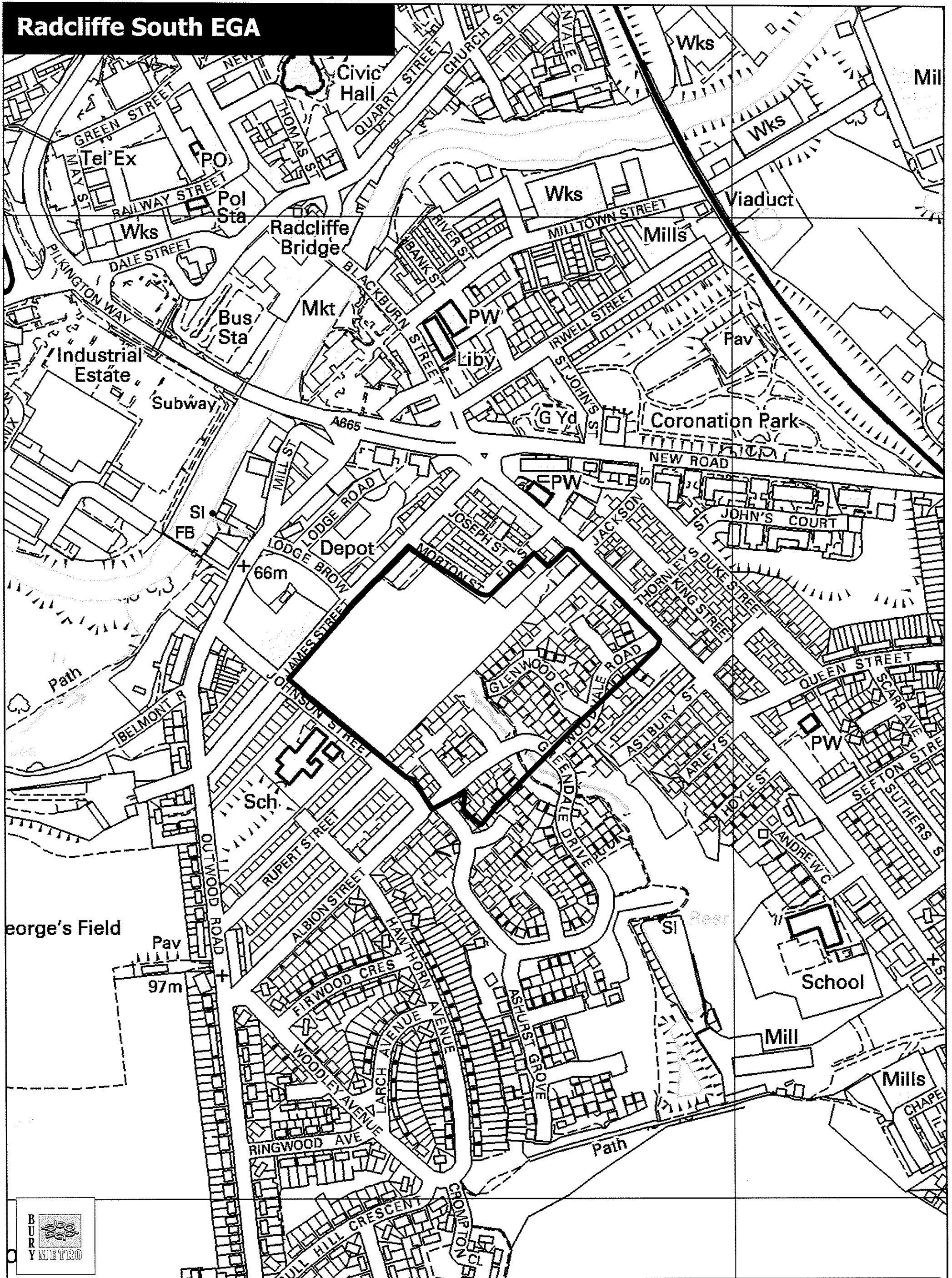
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Appendix 15
Radcliffe South
Employment Generating Area

Radcliffe South EGA



Scale:
1 to 3,500

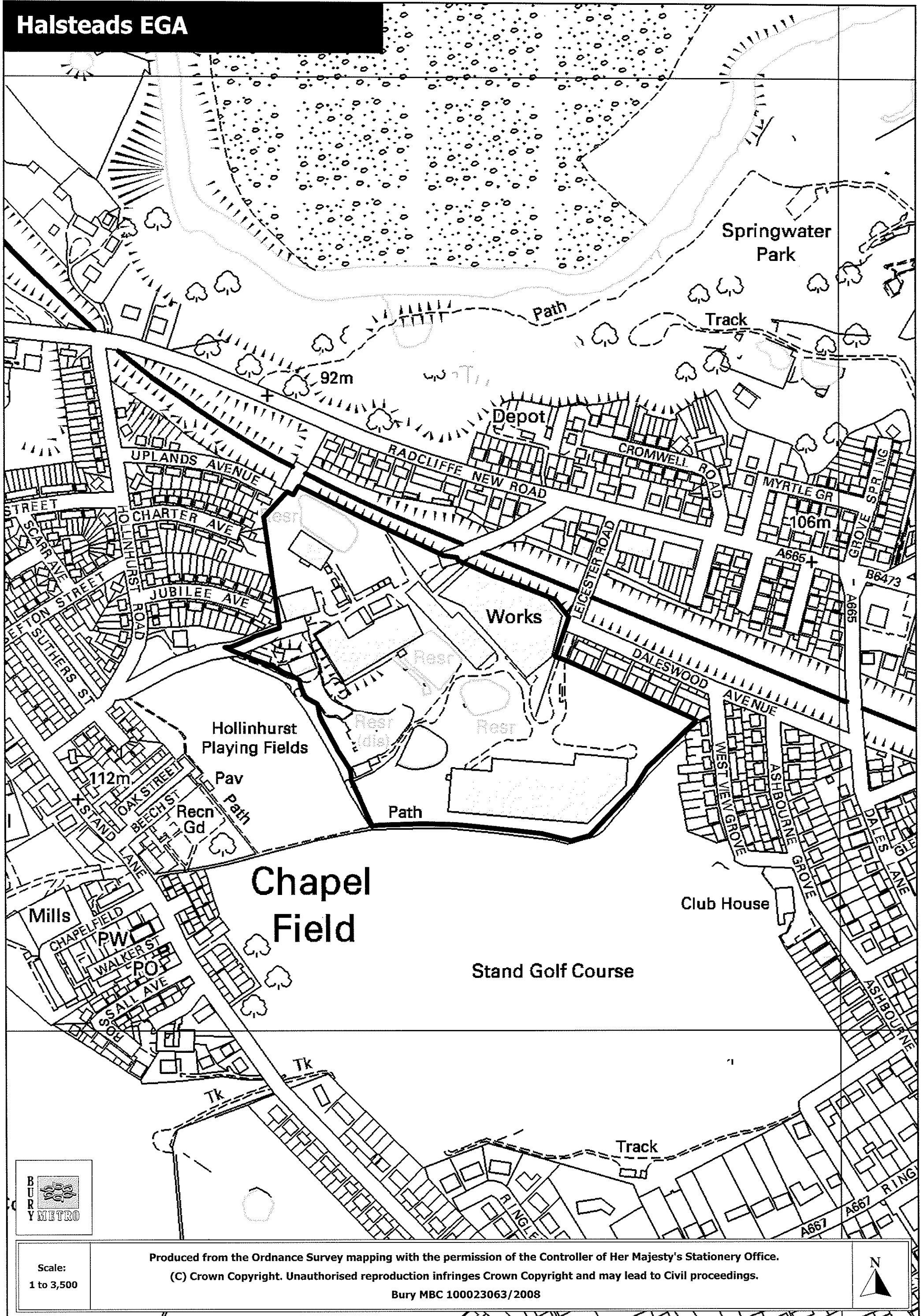
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Appendix 16
Halsteads
Employment Generating Area

Halsteads EGA



Scale:
1 to 3,500

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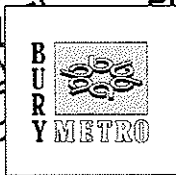
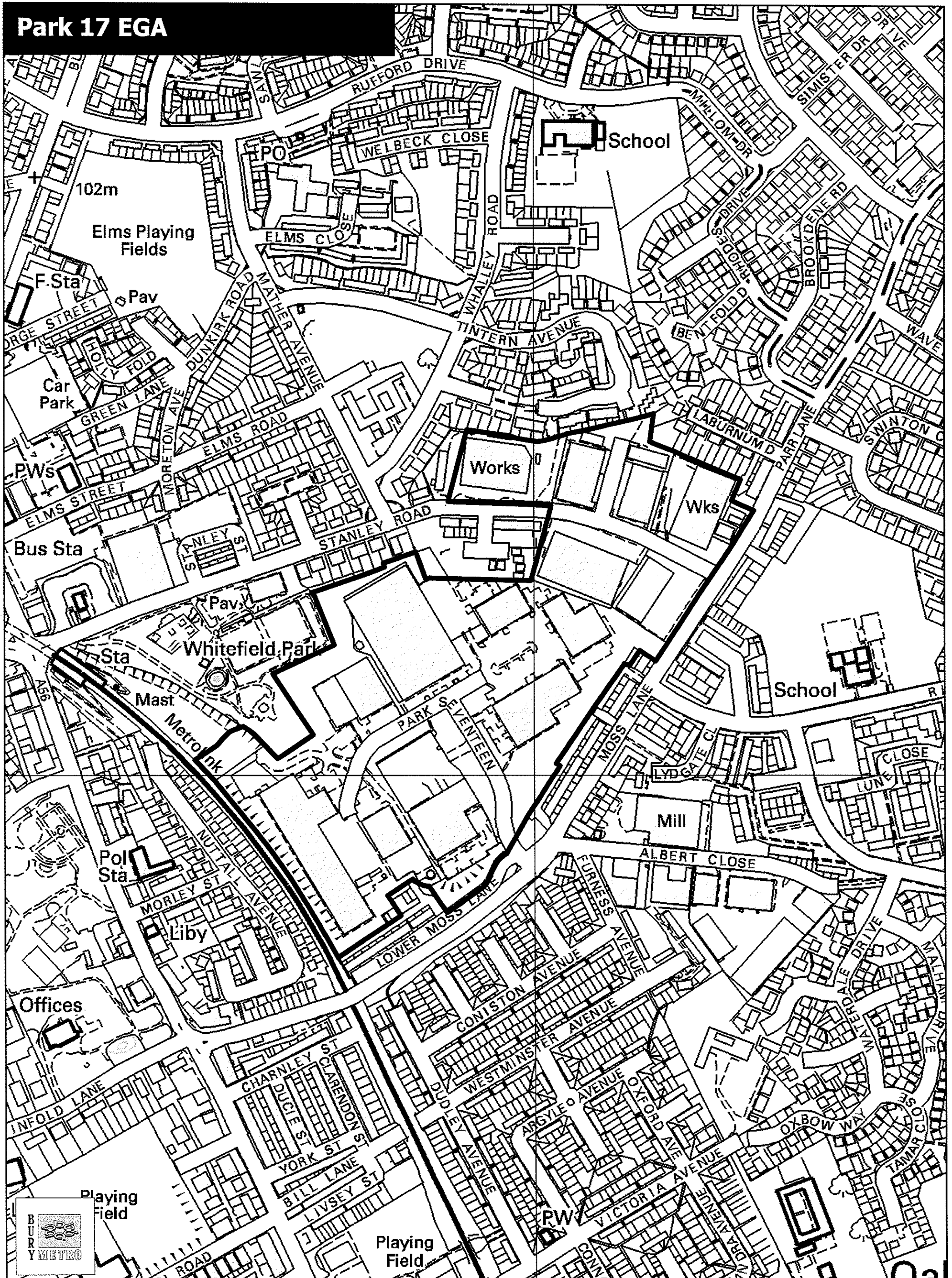
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Appendix 17
Park 17
Employment Generating Area

Park 17 EGA



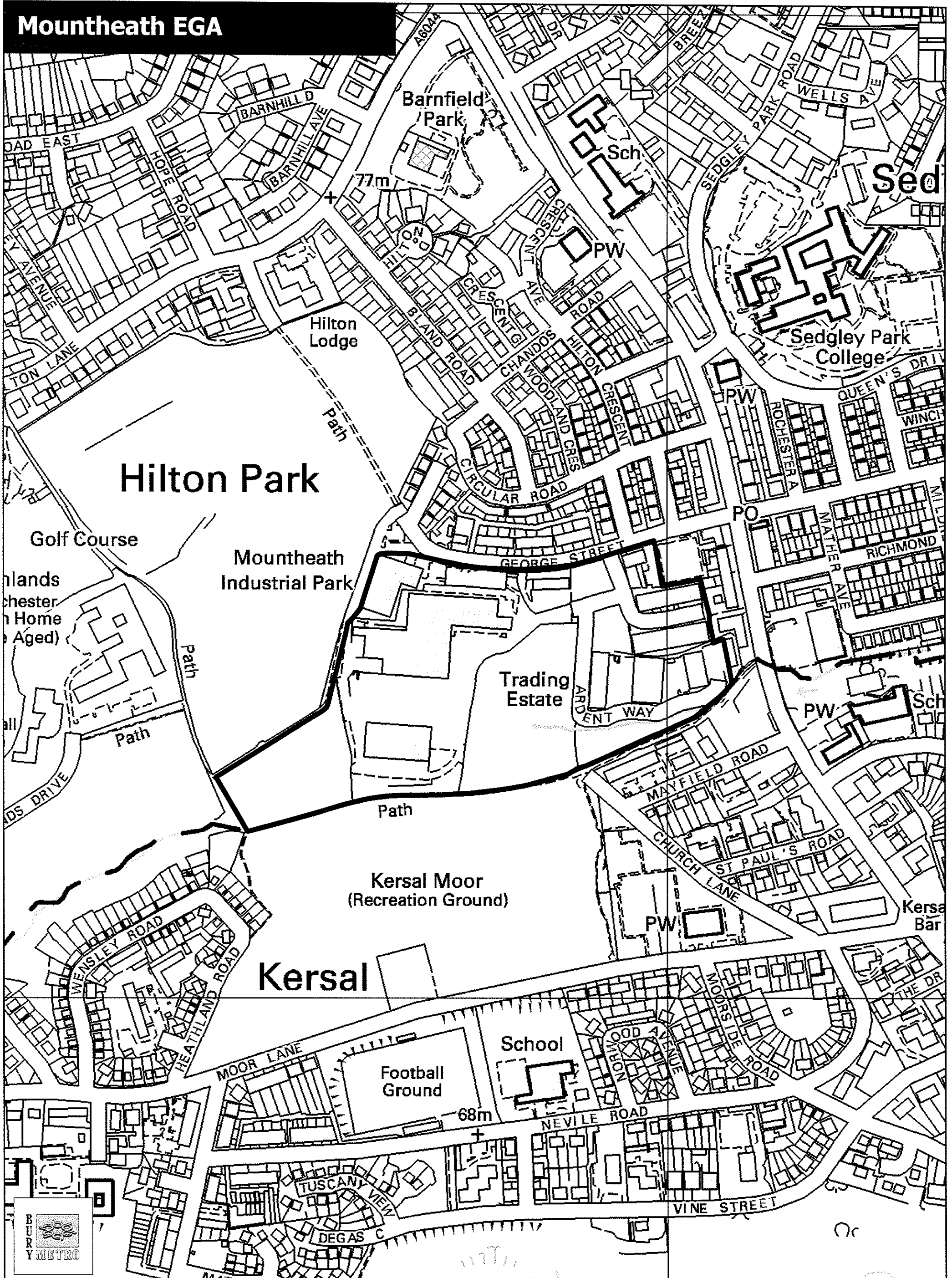
Scale:
1 to 3,500

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Appendix 18
Mountheath
Employment Generating Area

Mountheath EGA



Scale:
1 to 3,500

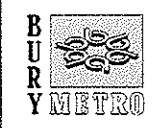
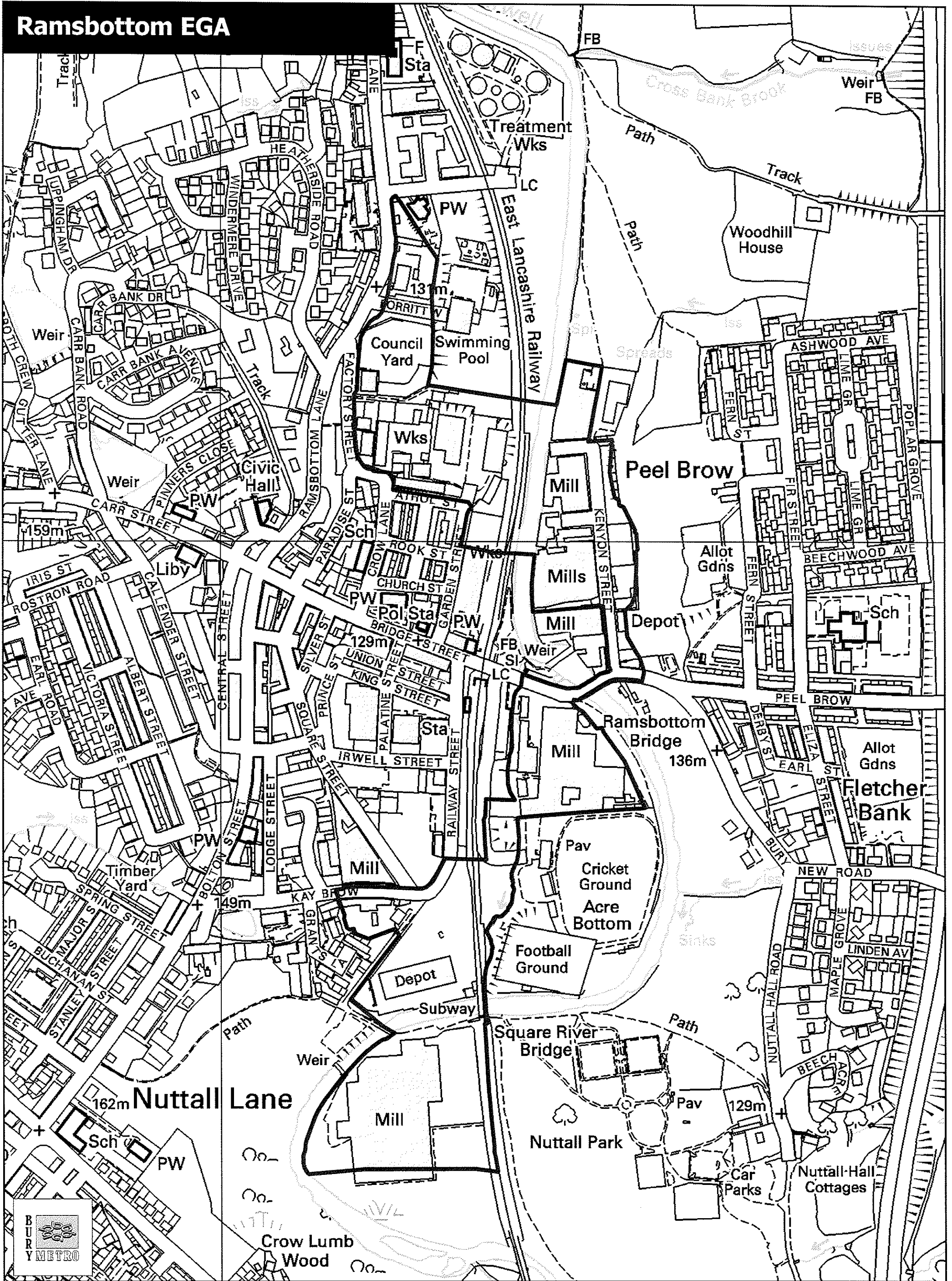
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Ramsbottom EGA



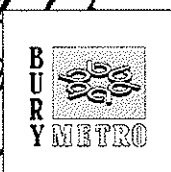
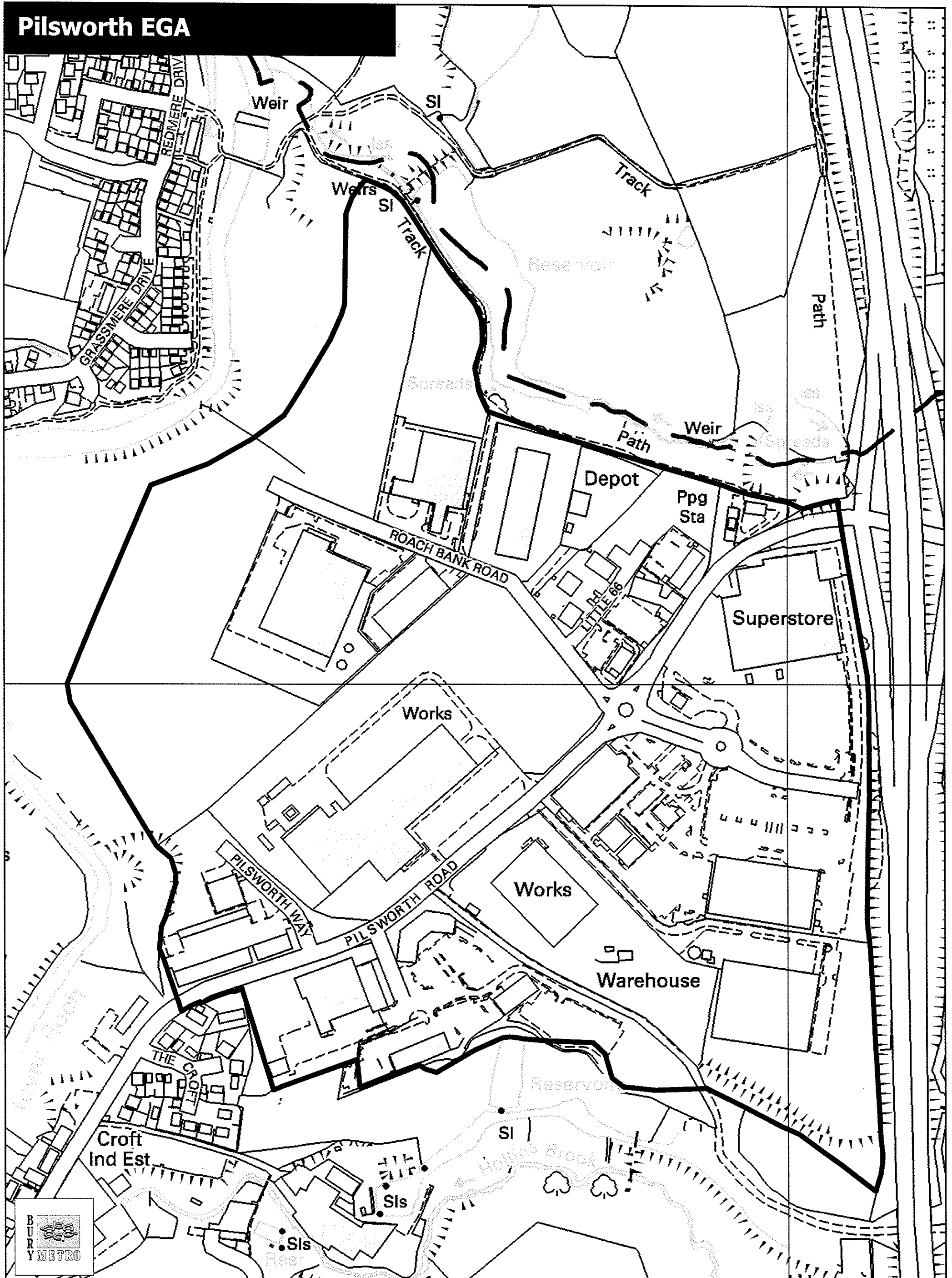
Scale:
1 to 4,000

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Pilsworth EGA



Scale:
1 to 3,500

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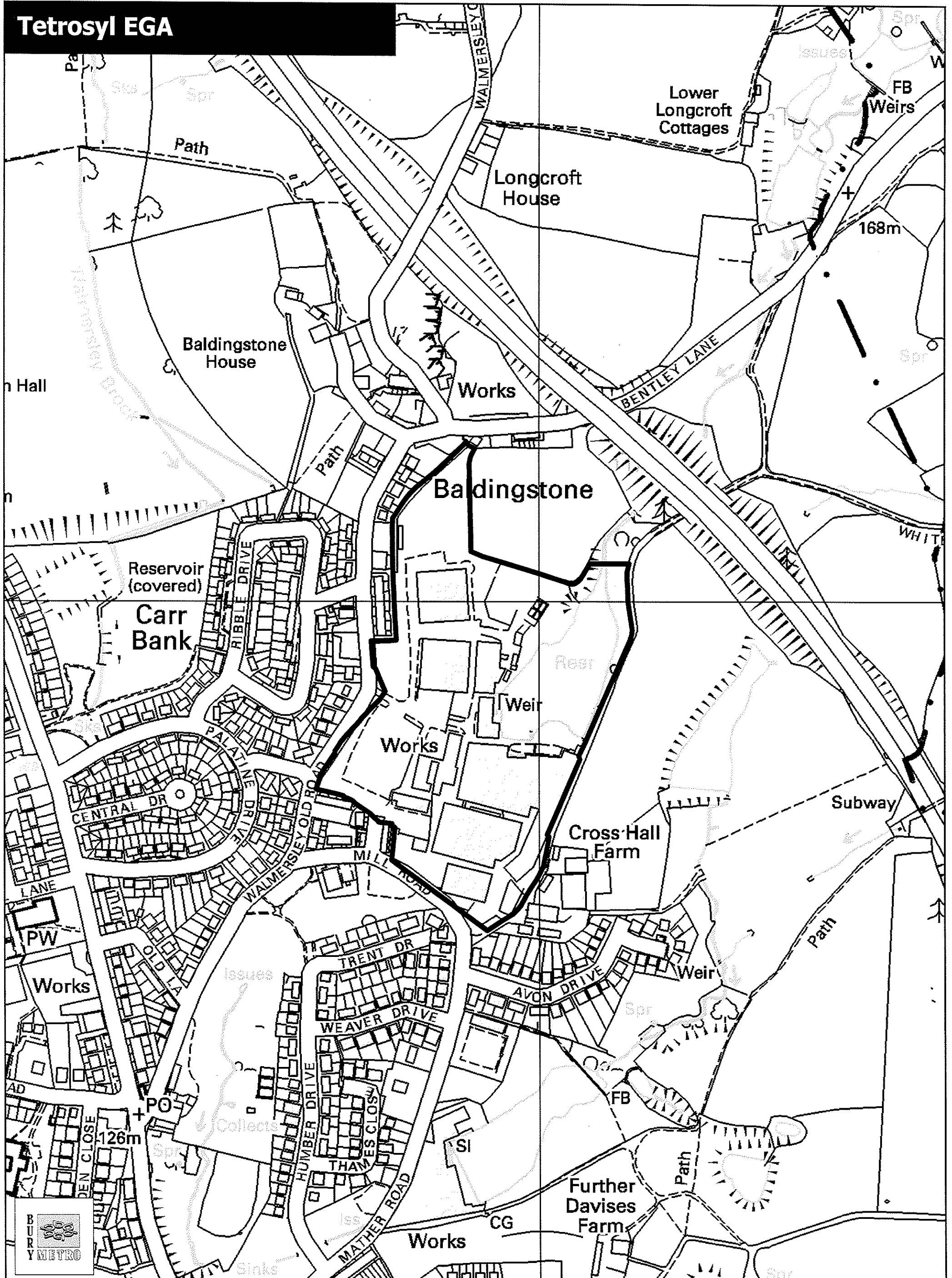
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Playing Fields

Tetrosyl EGA



Scale:
1 to 3,500

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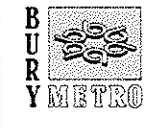
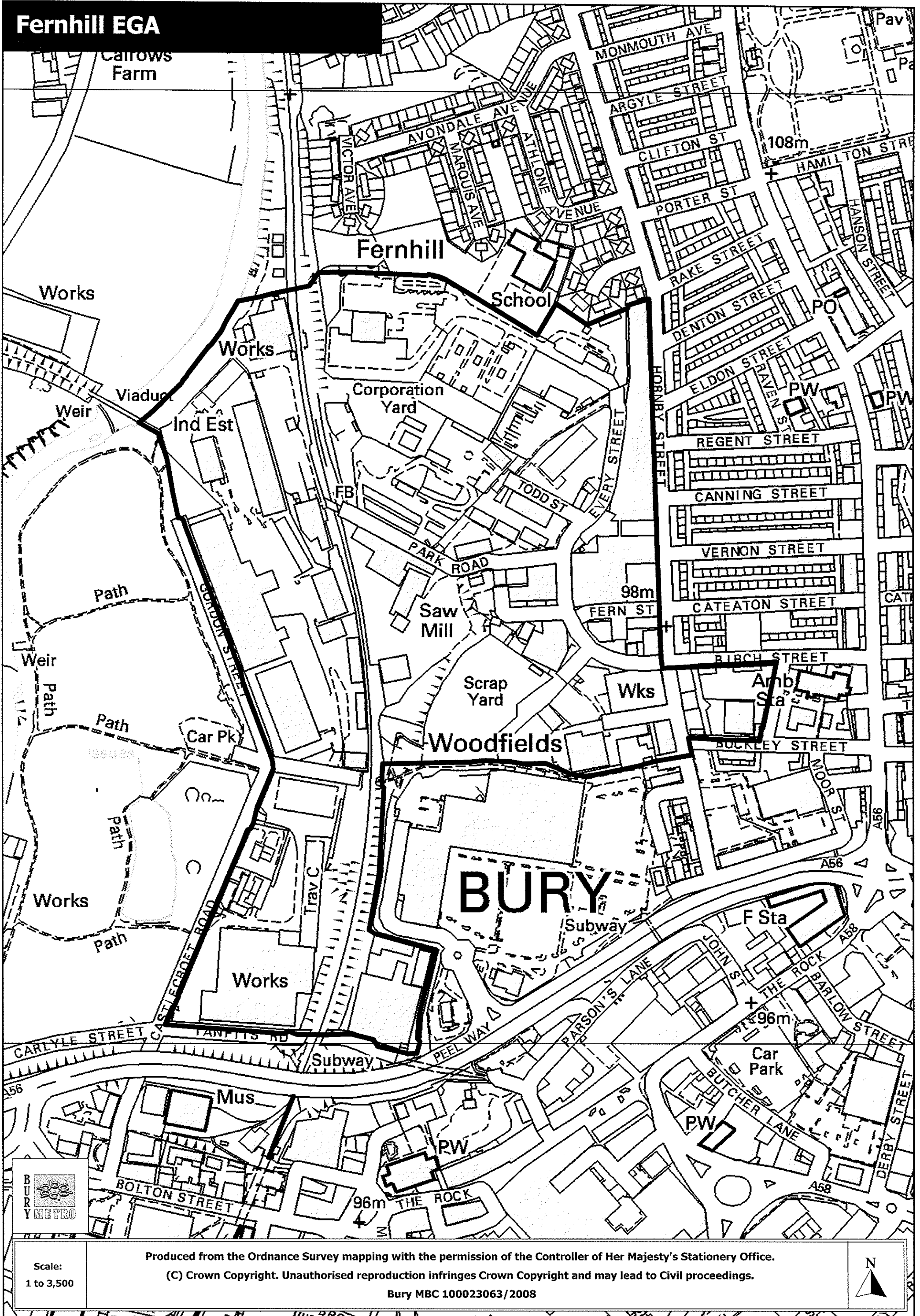
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Wolby Farm

Fernhill EGA



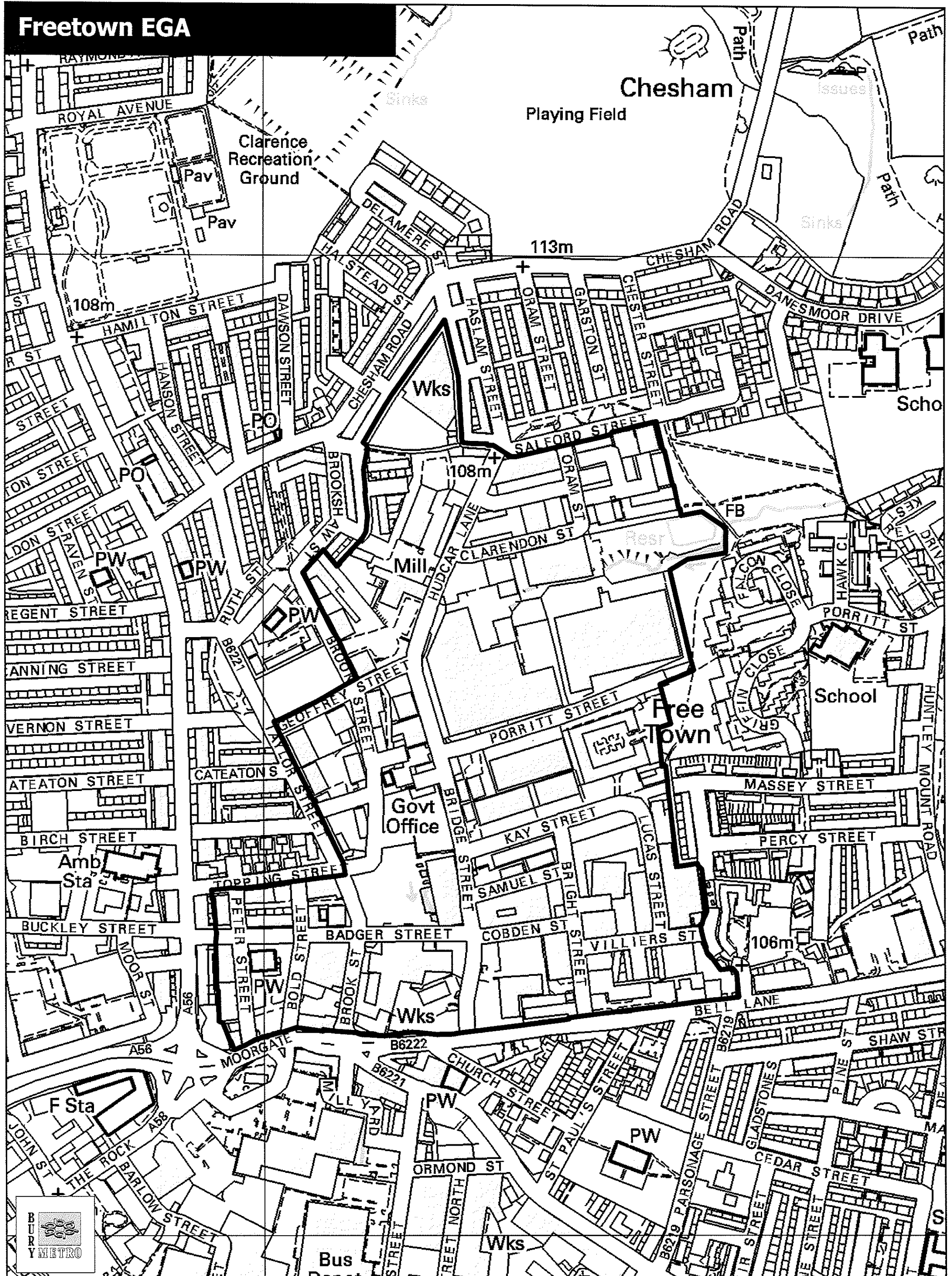
Scale:
1 to 3,500

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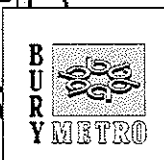
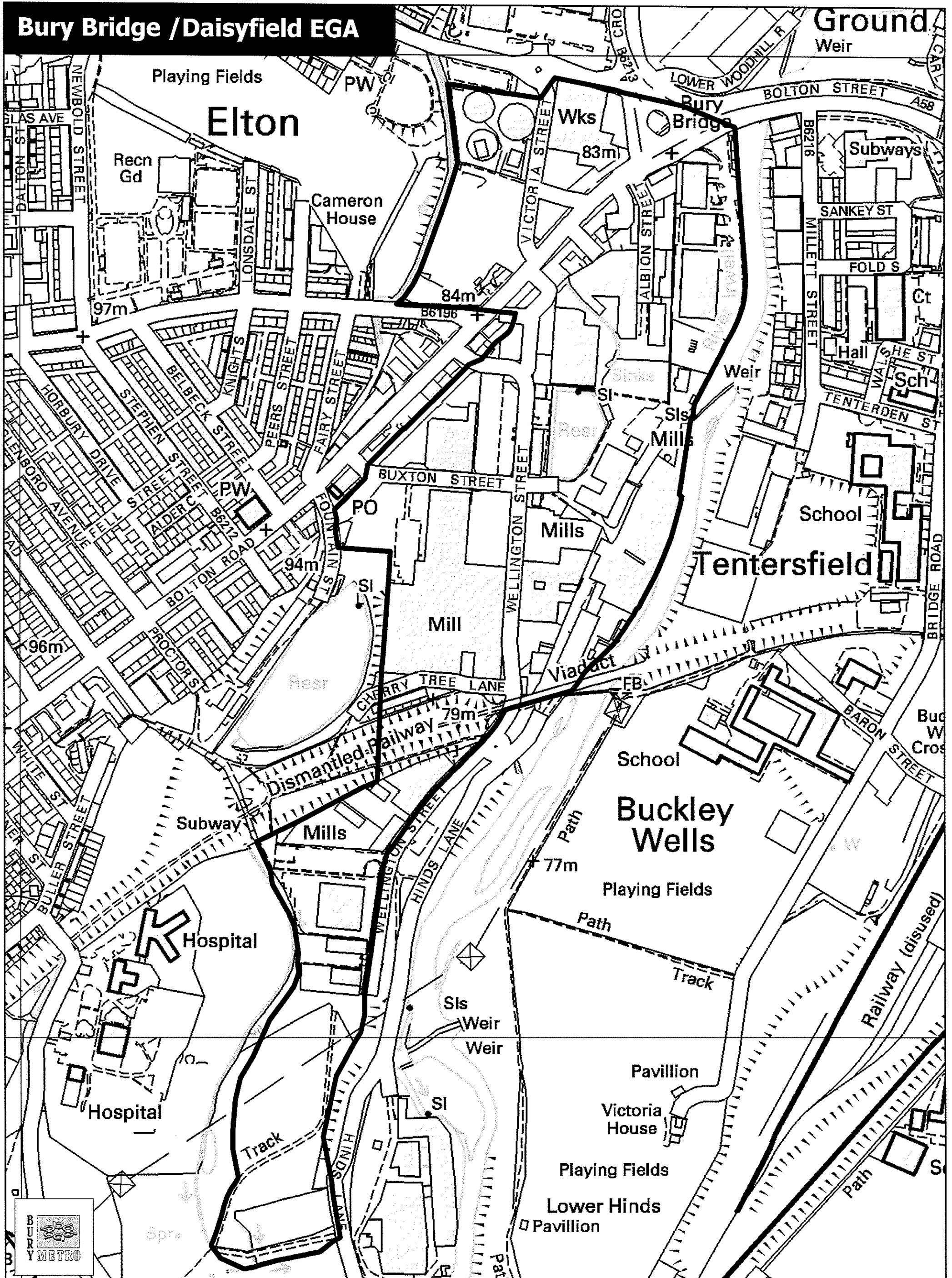
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Freetown EGA



Bury Bridge / Daisyfield EGA



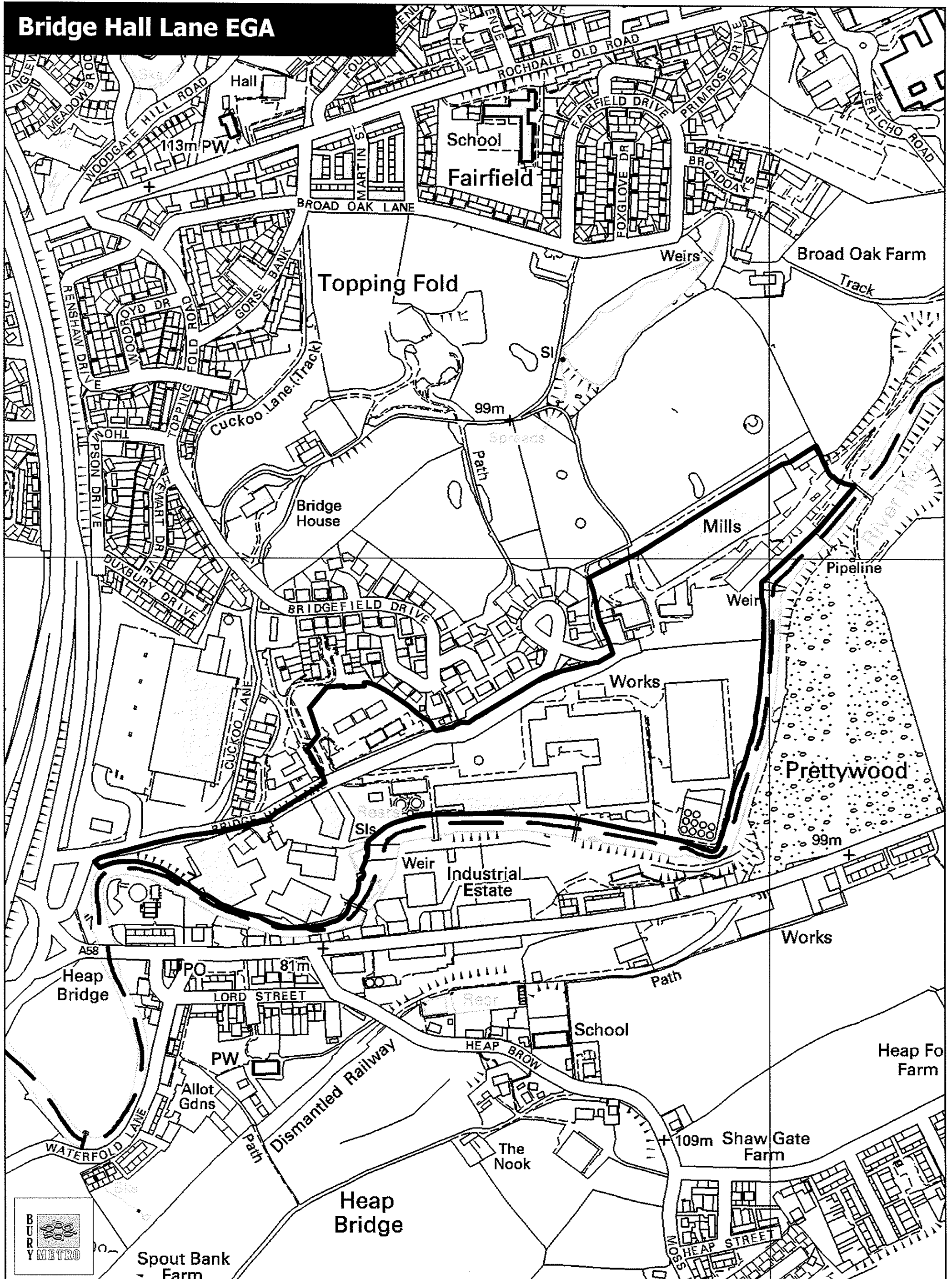
Scale:
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Bridge Hall Lane EGA



Scale:
1 to 4,000

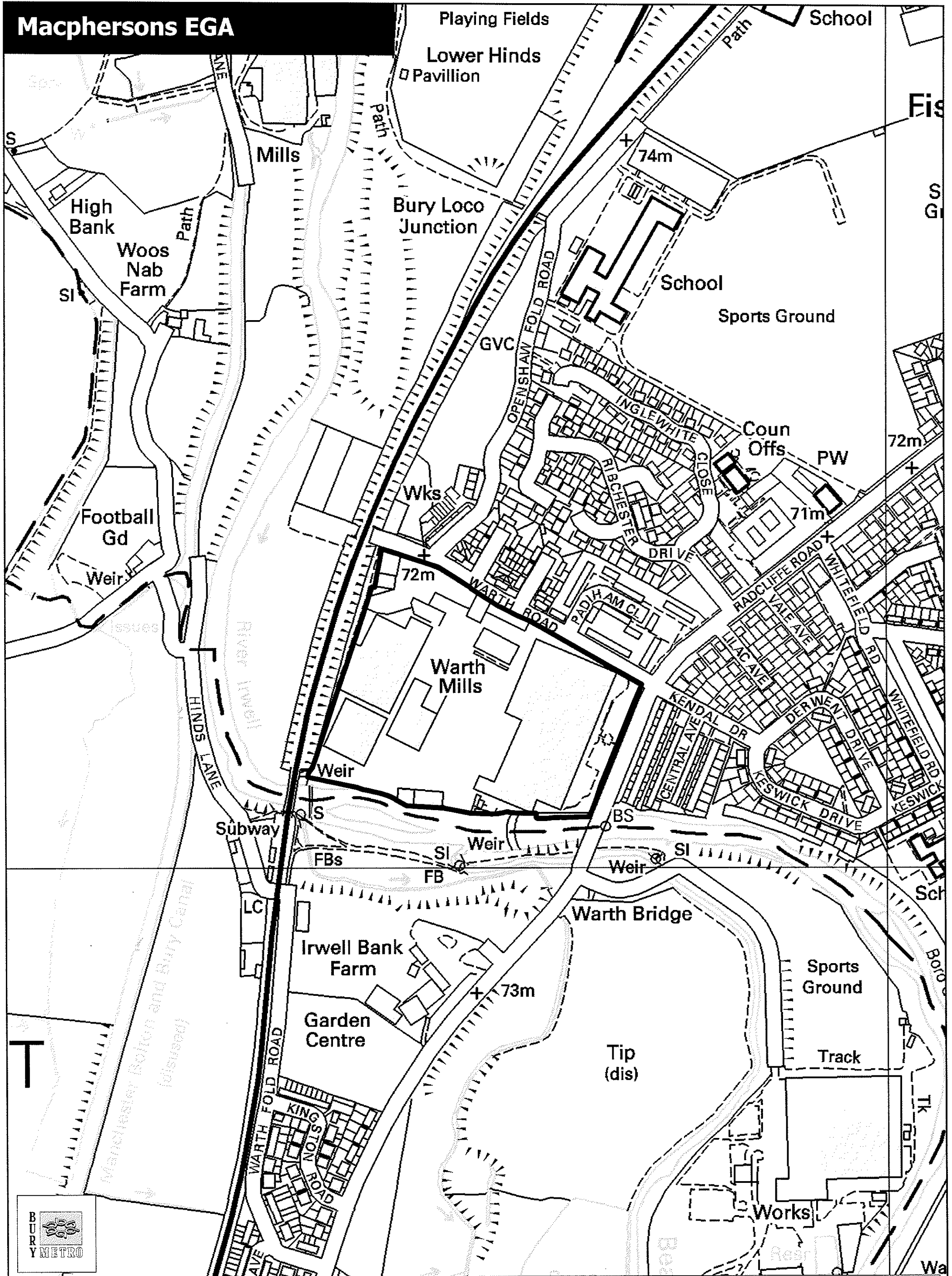
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Macphersons EGA



Scale:
1 to 3,500

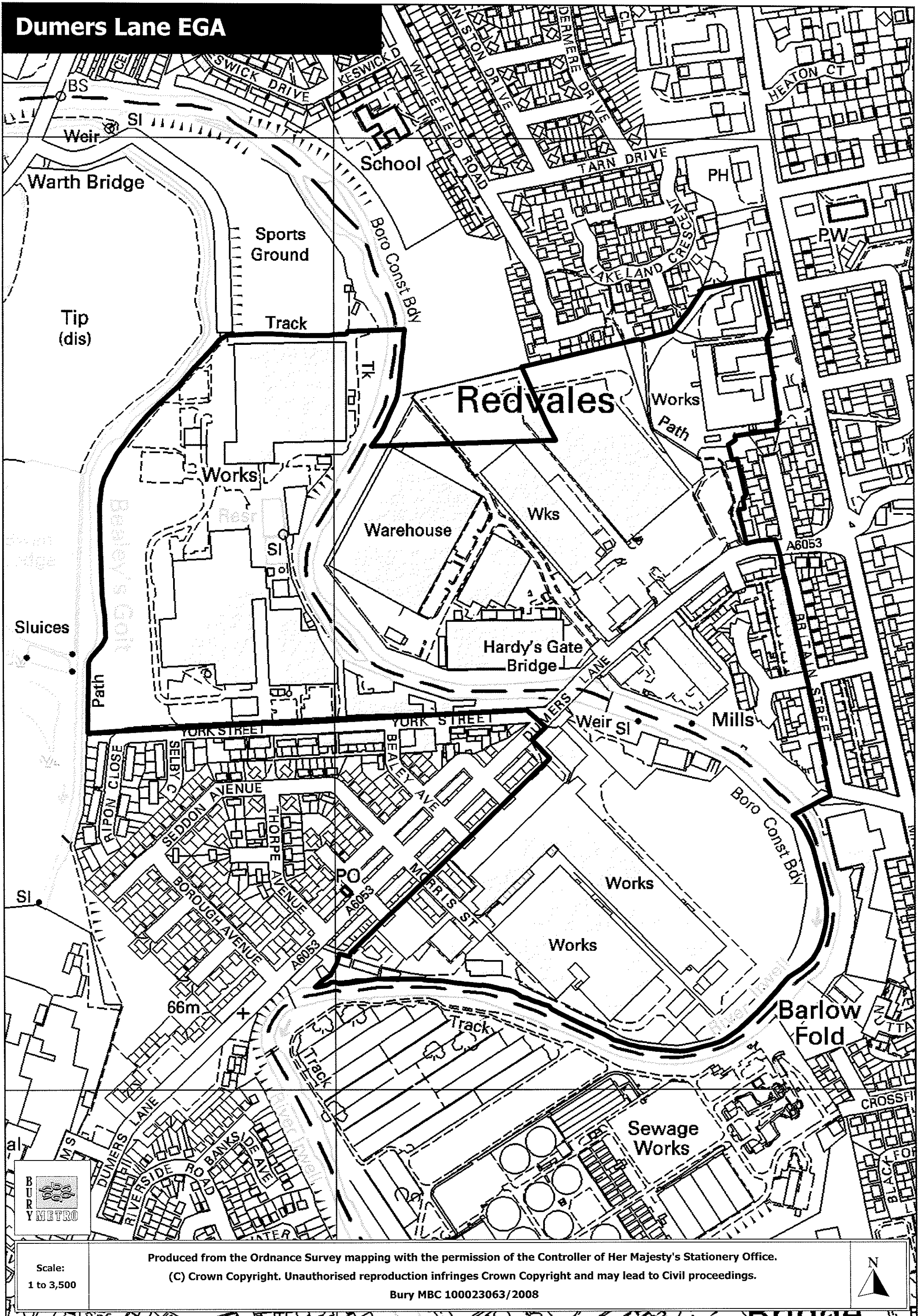
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Dumers Lane EGA



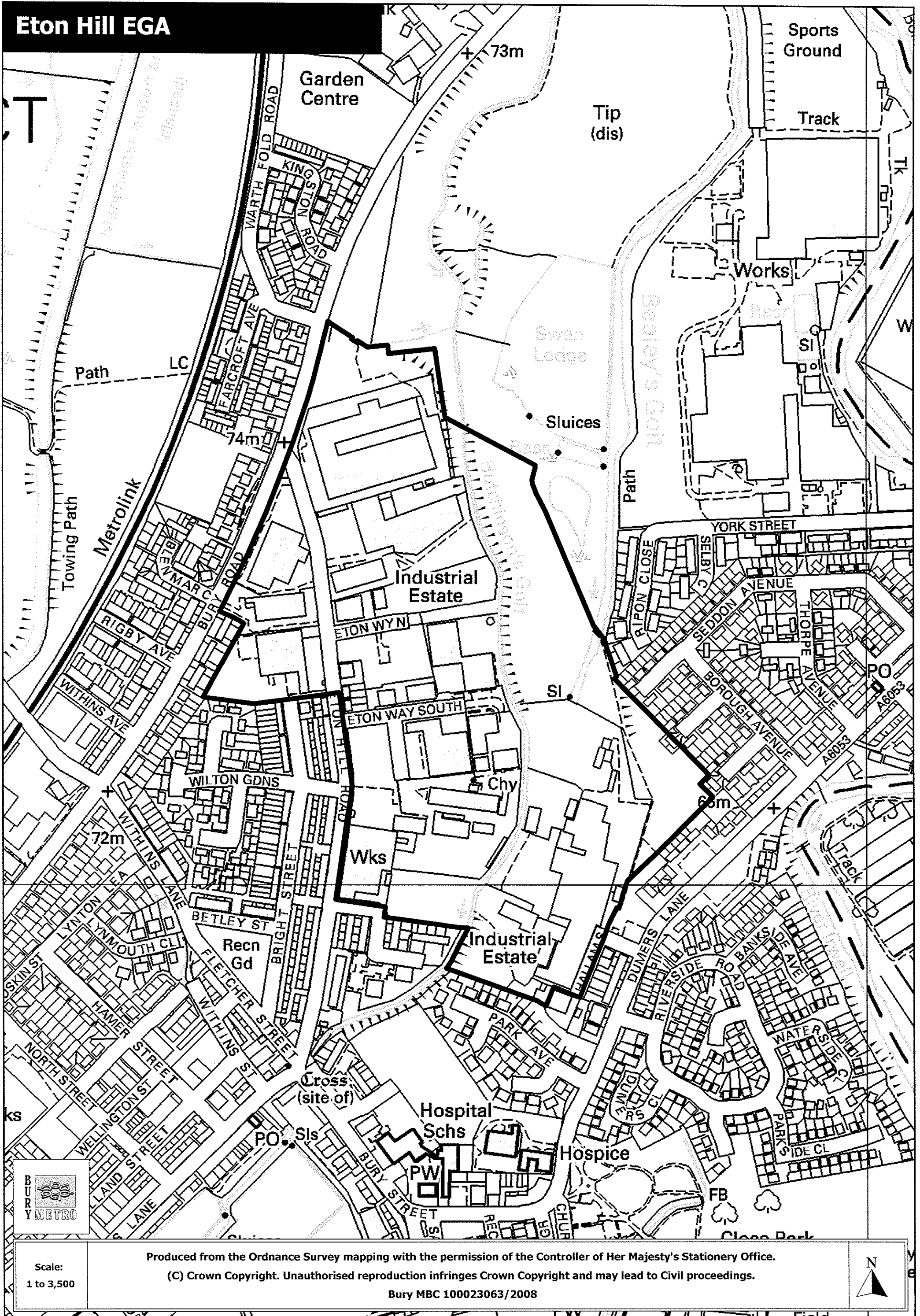
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Eton Hill EGA

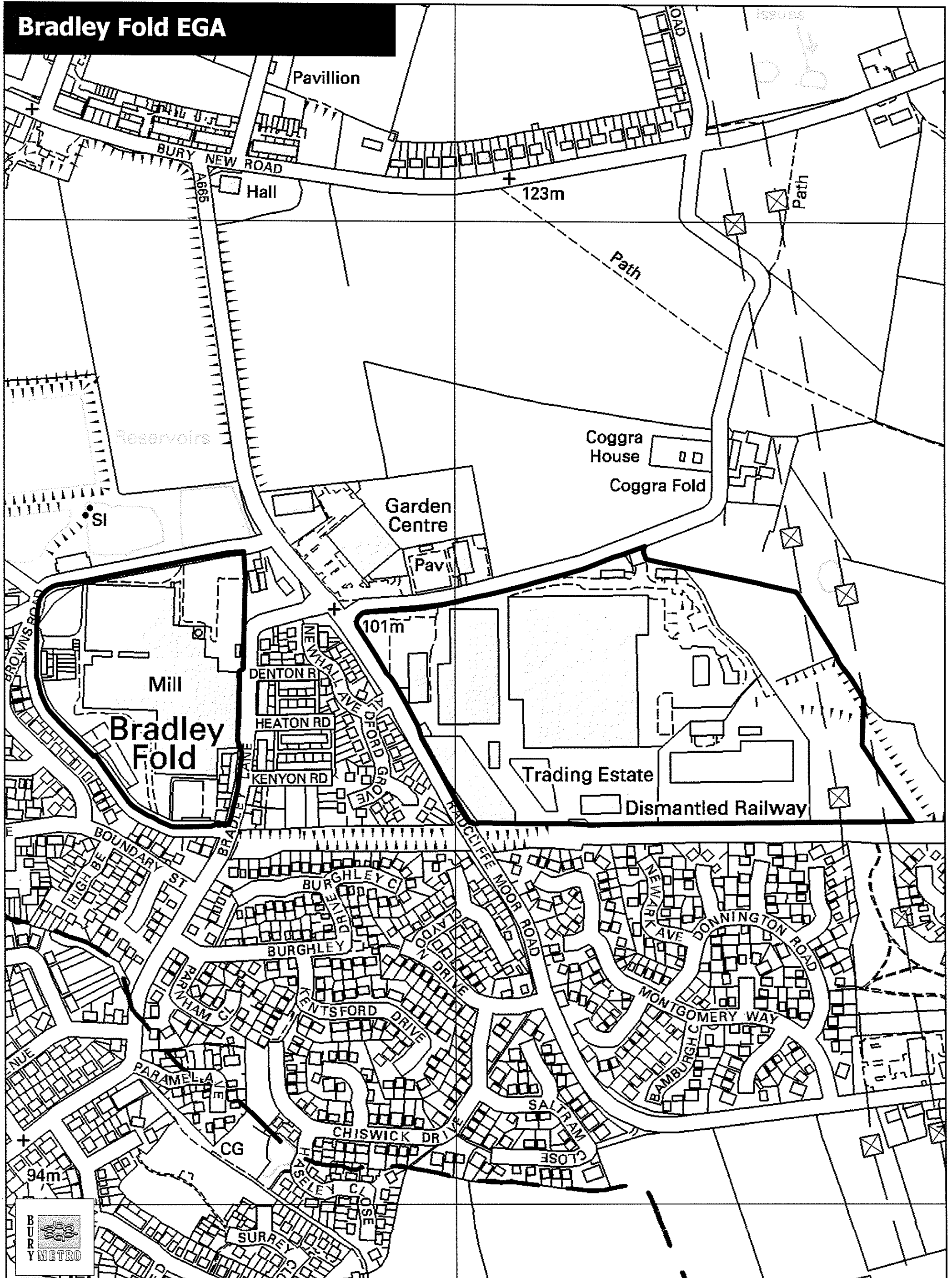


Scale:
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Bradley Fold EGA



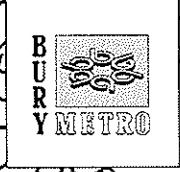
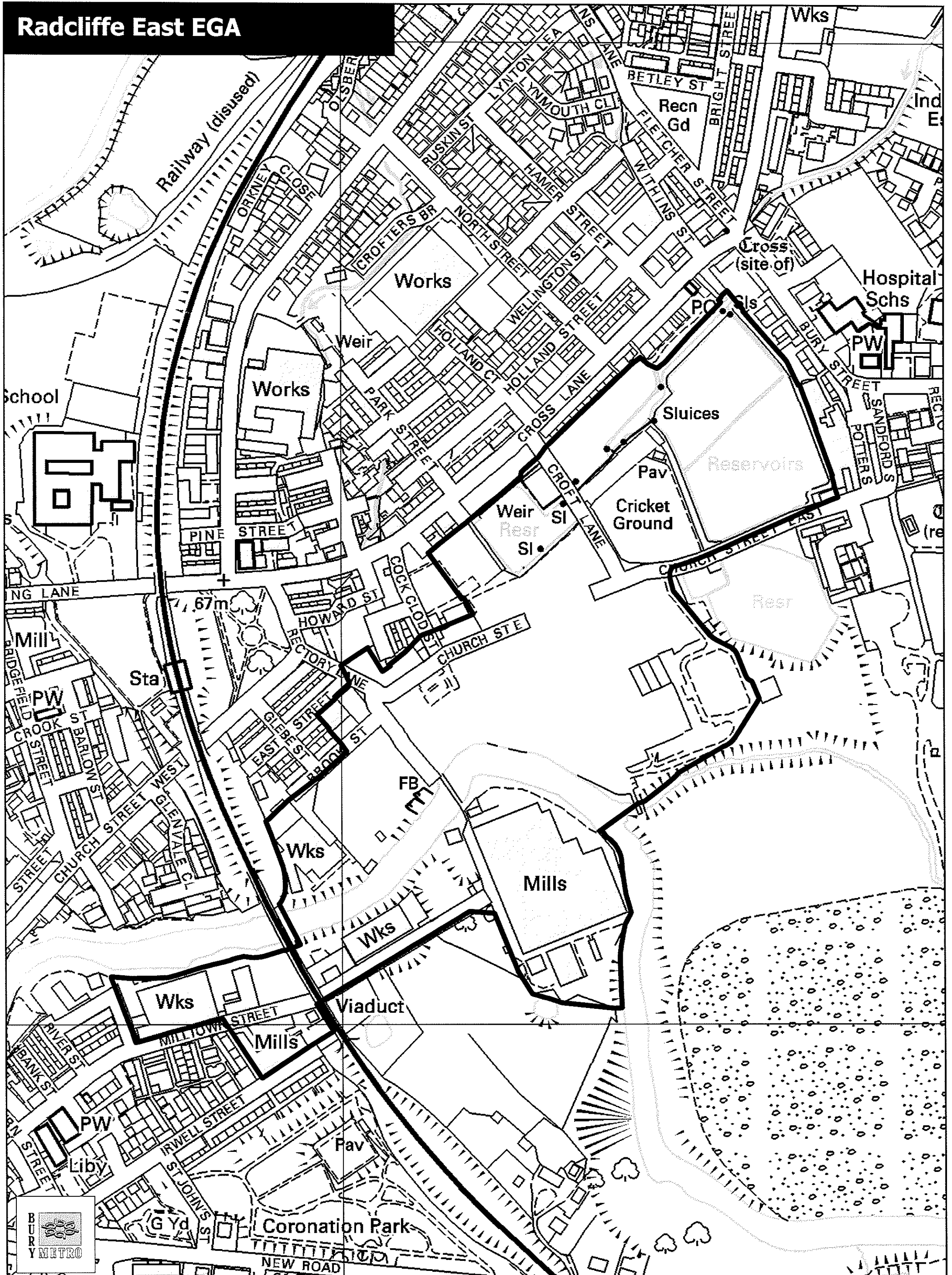
Scale:
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Radcliffe East EGA



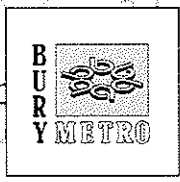
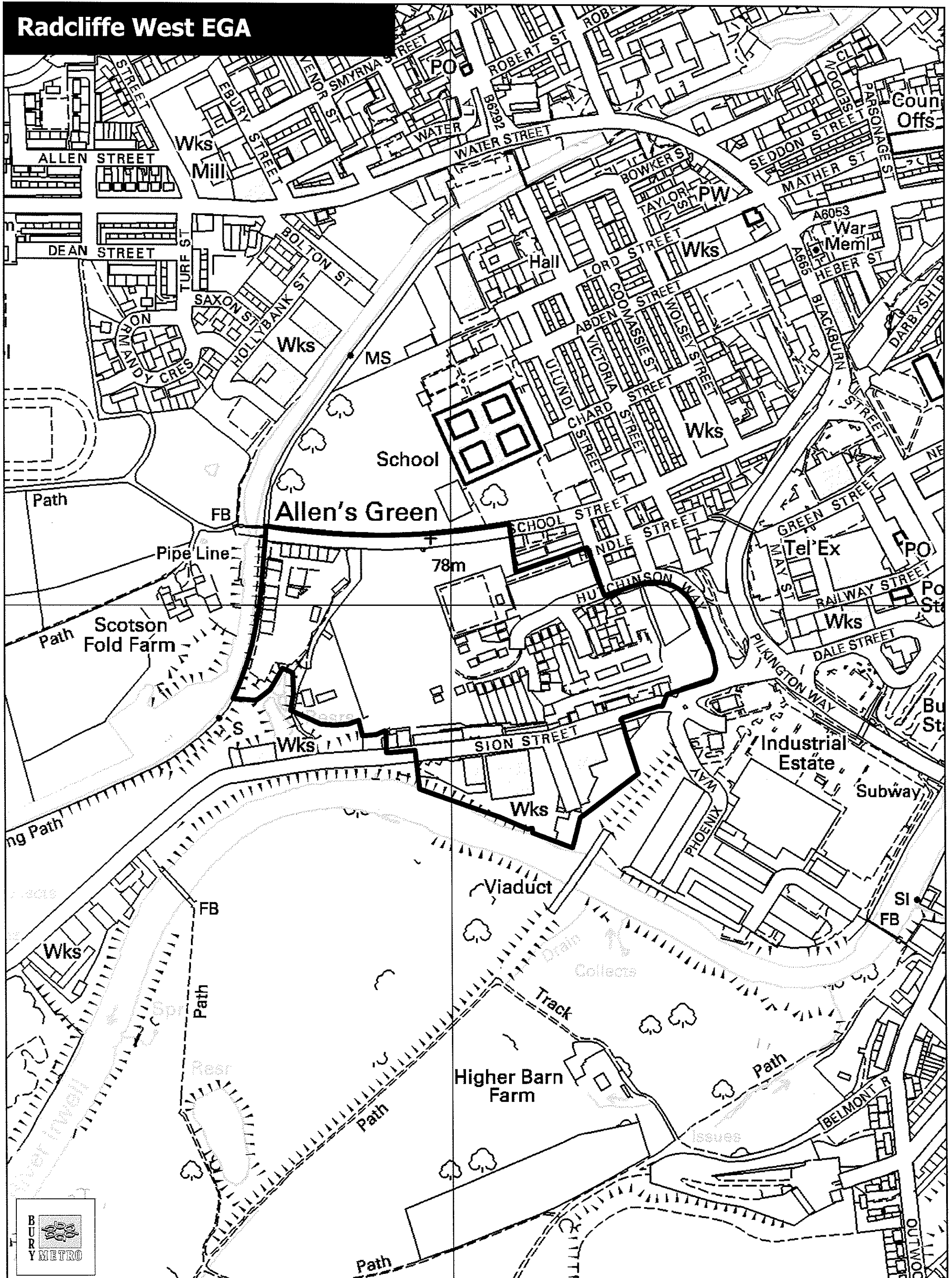
Scale:
1 to 3,500

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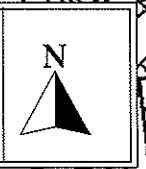


Radcliffe West EGA

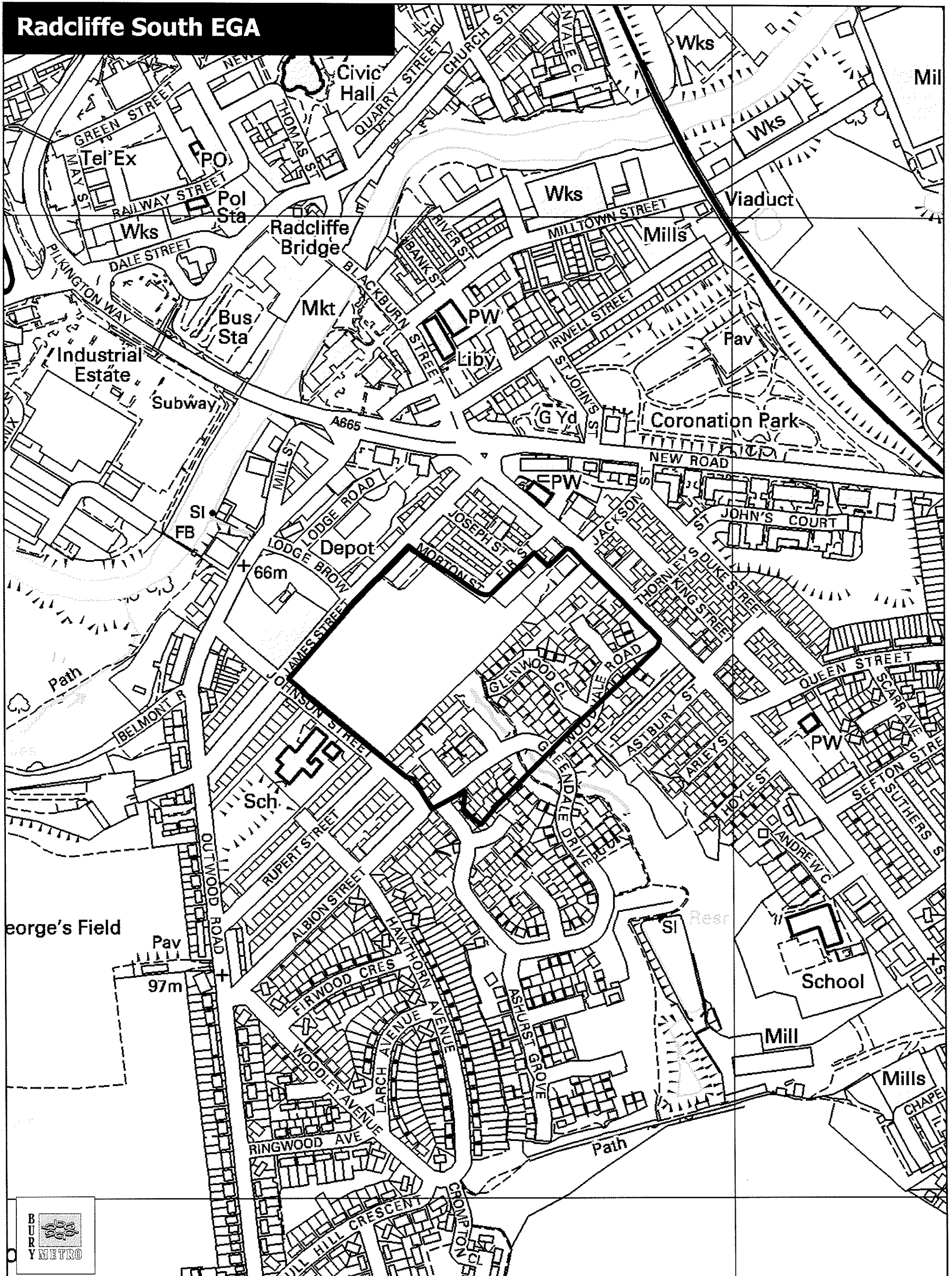


Scale:
1 to 3,500

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Radcliffe South EGA



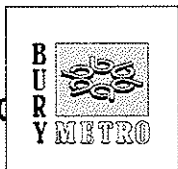
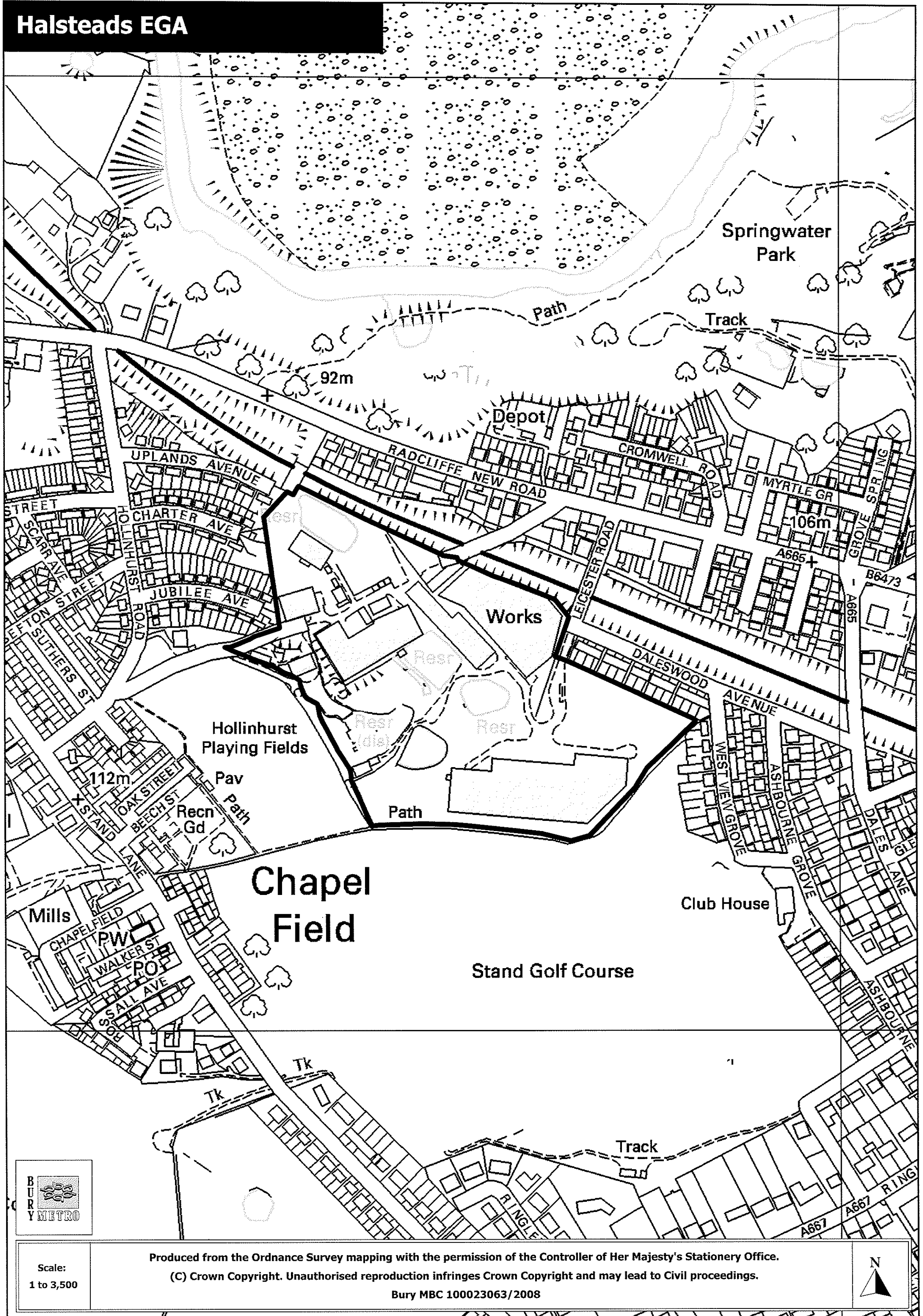
Scale:
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Halsteads EGA



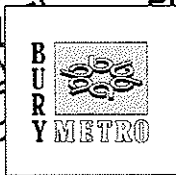
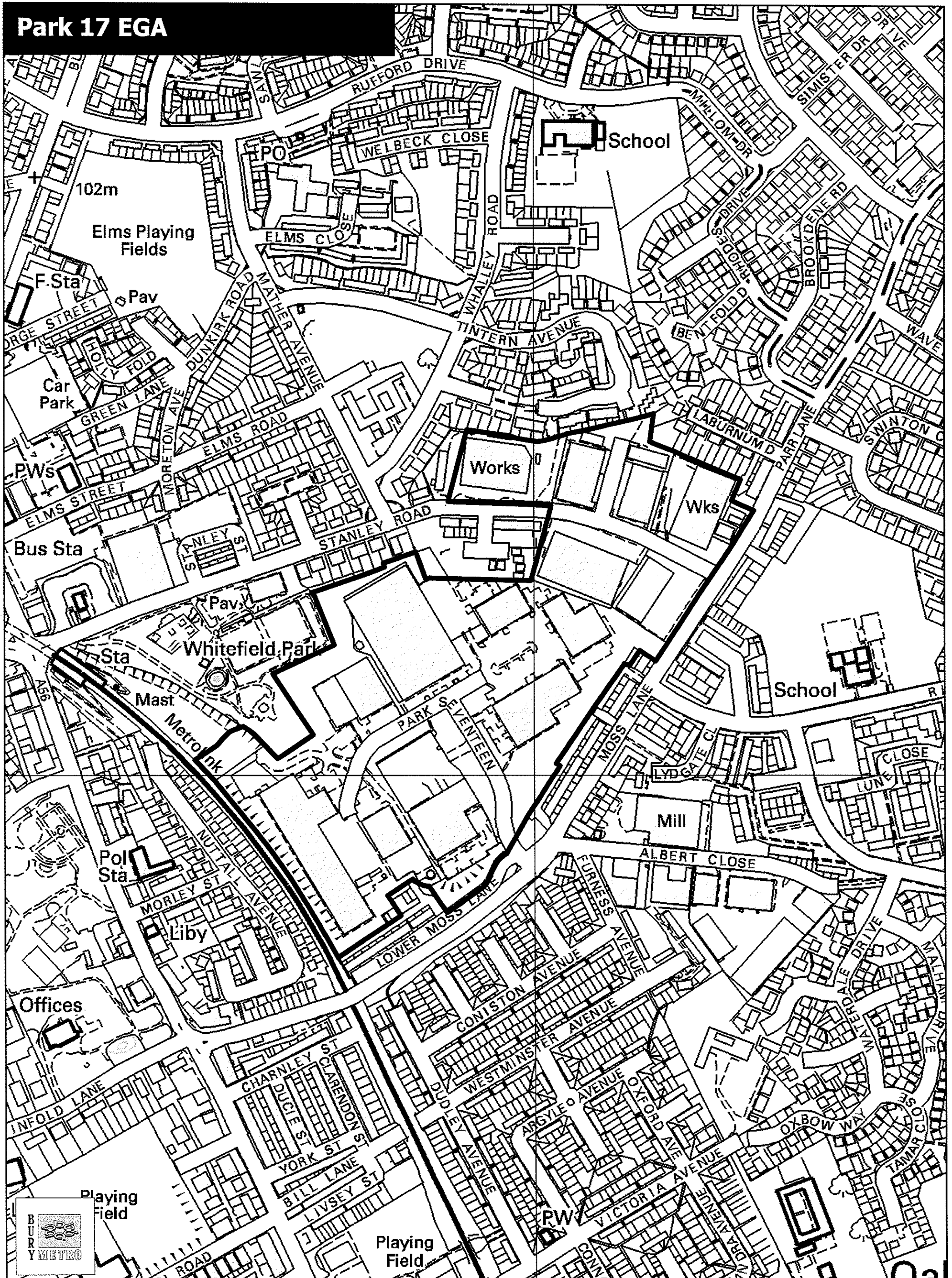
Scale:
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Park 17 EGA

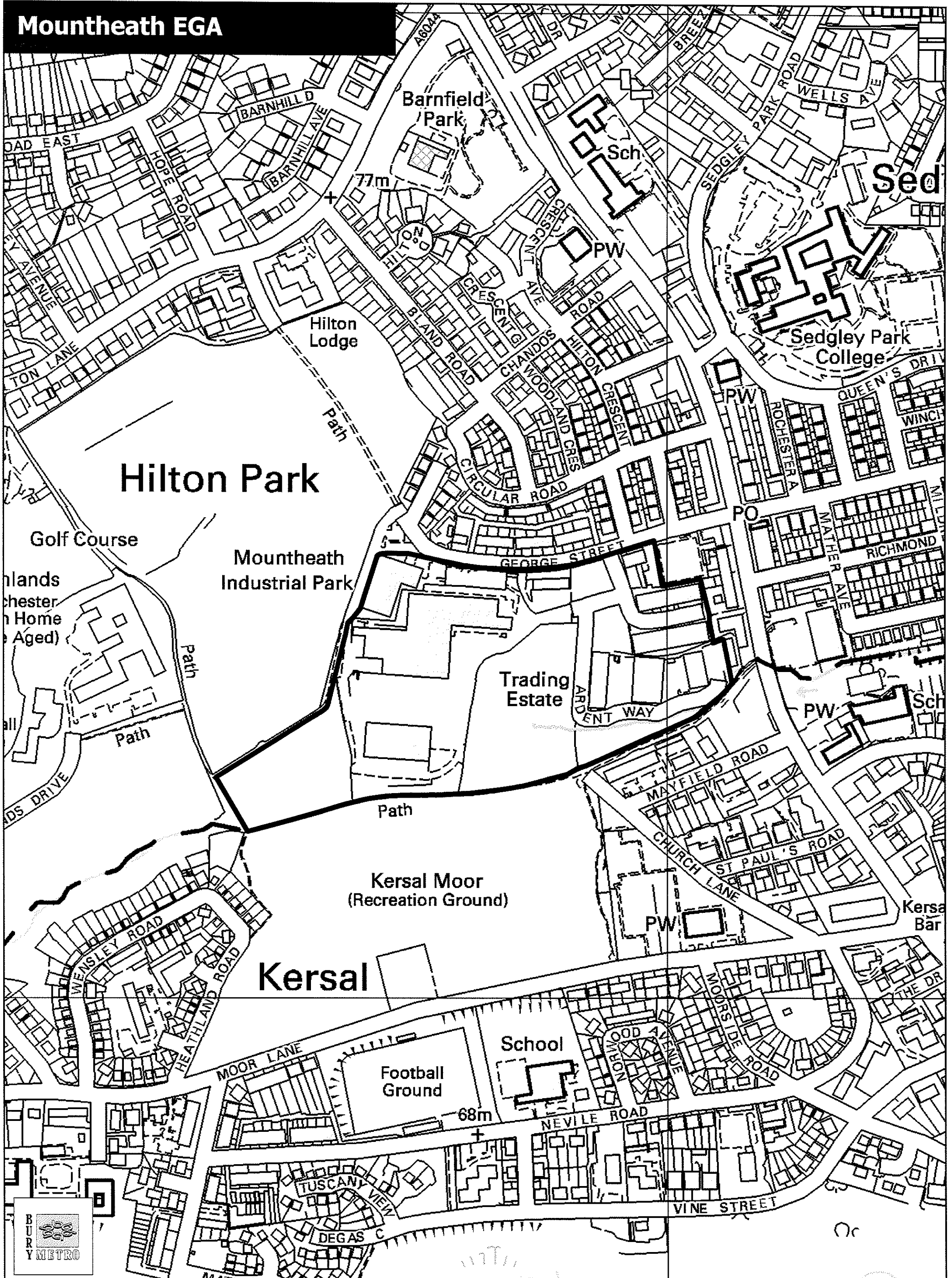


Scale:
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Mountheath EGA



Scale:
1 to 3,500

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