



## OPTION 2

### Option Two - Employment Led

- Mixed use masterplan including a mix of employment types with ancillary leisure uses and a limited amount of residential.
- Creates a broad range of employment opportunities at a highly accessible location.
- Key sites linked by a high quality 'boulevard' route along Albert Street to J22 and to the Metrolink. Opportunities to improve access to and bring in sites west of Albert Street are taken.
- Improved links to the former Roxy Cinema site and consented development off Manchester Street, leading to the Metro.
- New pocket park provided adjacent to Newbridge School.
- Site area for Newbridge School increased from Option One.

The masterplan offers a range of types and scales of employment whilst creating an improved environment and new image for the area. The N/S spine links to the former Oasis Academy site which is proposed for a mix of education, employment and residential development incorporating a commercial frontage to Roman Road and a small local park. The existing New Bridge School is incorporated with a large playing field adjacent to it.

Albert Street is widened, planted with trees, and new junctions providing access to proposed development sites and existing businesses. This is envisaged as a high quality 'boulevard' signalling a step change in the perception of the area.

An option exists to provide a new, more direct, access to Mersey Road Industrial Estate which would allow the closure of the access on Mersey Road and landscape improvements to its eastern side to the benefit of its residential character.

OLDHAM  
TOWN CENTRE

SMALLER SCALE ANCILLARY  
USES & HIGH QUALITY  
LANDSCAPING TO GATEWAY

HIGH PROFILE  
FROM M60

HIGH PROFILE  
FROM M60

MANCHESTER  
AIRPORT

LINK TO EXISTING  
RESIDENTIAL AREA