



Appendix 7

Low Priority Site Appraisals

Alliance Mill



Physical Characteristics

Address: Brown Street, Oldham, OL1 3QH

Orientation: South-east

Floor Plan Depth: approx. 16m

Floorspace Estimate: 1,546sqm

No. of floors: 3

No. Chimneys: 0



Description:

The mill buildings comprise of various built elements. The Metrolink line runs along the eastern boundary of the site. The site is surrounded by numerous other industrial and commercial buildings and uses, including Brighton Mill to the north and Britannia Mill to the south. The site appears to have a fairly small amount of curtilage space. The area that is located between Alliance Mill and Britannia Mill seems to be used as a service area for the business that currently uses the site. There is some more curtilage situated to the west of the mill building, which appears to be used as a storage area and some parking provision. The mill is in poor condition.

Planning History:

No relevant planning history.

Alliance Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low all components appear to still stand.

Historical interest: 1860. Occupied initially by Armitage & Dixon, cotton doublers. Occupied as a garment works since 1947.

Architectural interest: Red brick construction with timber internal structure. Three storey with rectangular brick-arch windows. Domestic chimney to each gable. Considerably modified.

Setting: Surrounded by other buildings and activity, barely visible as a separate structure.

Experience: Commercial area, subsumed within.

Communal value: None.

Alliance Mill



Planning Policy

Current Designation: Not allocated but the site is situated in Oldham Town Centre.

SHLAA 2020: SHA1057. The site is identified as a potential site.

Other:



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site is considered to have good access to services, due to the site's urban location within Oldham Town Centre.

Bus Services: The site has very good access to a number of frequent services which operate a variety of routes, which are available nearby.

Rail Services: There are no train stations within a reasonable distance of the site.

Tram Stops: The closest tram stop is Oldham Mumps which is approx. 0.3 mile from the site.

Overall, the site performs well in accessibility terms.



Alliance Mill



Viability

CIL: Non-adopted

Viability Area: VA5

Vacant Building Credit: Building in active use, VBC cannot be used.

Condition: Poor

Housing Potential: Low

Employment Potential: Low

Alliance Mill



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: There is a priority habitat approximately 250m north-west of the site. The site could be a potential habitat for protected species.

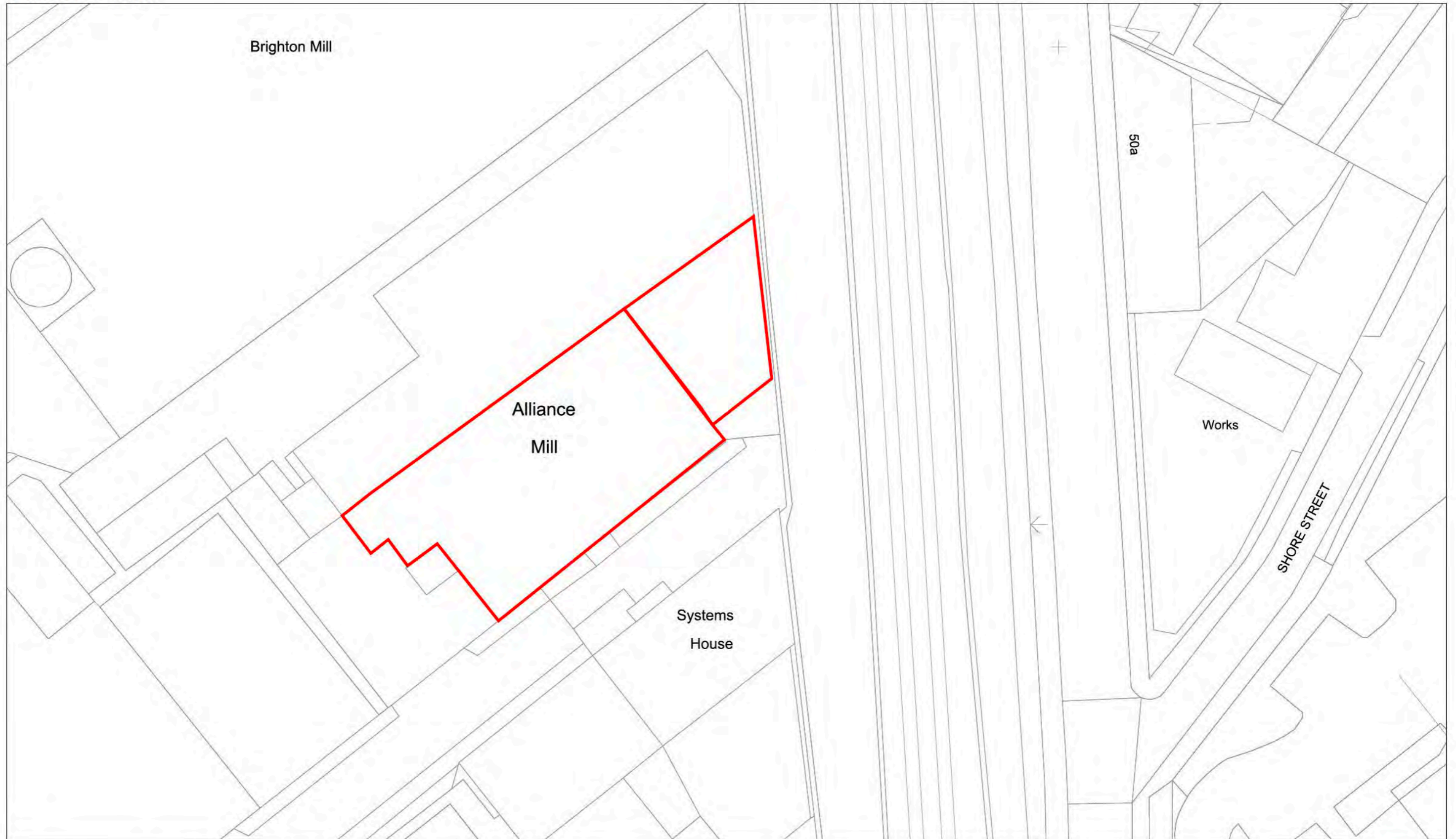
Flood Risk: The site is situated in flood zone 1, therefore it is at the least possible risk of flooding from fluvial water sources. The majority of the site is also identified as being at low risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Alliance Mill is currently in employment use and lies within an established employment area to the east of Oldham Town Centre. It is considered that proposals for the redevelopment / refurbishment of the site for employment use would be entirely acceptable in principle. In context of the surrounding land uses, residential use would not be appropriate in this location at present. However, there may be scope for residential use of the site as part of a comprehensive redevelopment of the wider area that is to the east of Oldham Town Centre in the long term. The site has been identified as being of low value in landscape and heritage terms and, as such, any future planning applications in relation to Alliance Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Alliance Mill



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Oldham Council
Civic Centre
Level 3
West Street
Oldham
OL1 1UH



Bee Mill



Physical Characteristics

Address: Shaw Road, Royton, Oldham, OL2 6EF

Orientation: South-west

Floor Plan Depth: approx. 42m

Floorspace Estimate: 11,636sqm

No. of floors: 2

No. Chimneys: 0



Description:

To the north of the site are a row of terraced residential properties that front Shaw Road. Lion Mill is to the north-east (a Grade II listed mill) and residential properties lie to the south-east and south-west. There are various industrial units and uses to the north-west on the other side of Shaw Road. There is a large industrial unit to the west of the mill building, but it is situated on the same site as the mill. The site is currently in active employment use.

Planning History:

CL/335397/14 - Certificate of lawfulness for proposed erection of (upto) 8 material handling silo's required in the manufacturing process. Permission not required: 10th September 2014

PA/336535/15 - Double portal frame industrial unit: 36m x 32m. Granted: 22nd May 2015



Bee Mill



Heritage

Listed Status: Not listed, although the site is adjacent to Lion Mill, which is Grade II listed.

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features to south-west of mill.

Historical interest: 1901. Associative value with Wild, Collins & Wild. Platts machinery and George Saxon engine.

Architectural interest: Brick construction of four storeys. Multi ridge roof partly removed, now appears to be two storey with modern roof.

Setting: The mill is not easily visible from the surrounding area. The reduction to two storey means it is not prominent. Some group value with sister mill - Lion. Chimney of Lion Mill is visible behind.

Experience: Within commercial area, subsumed within.

Communal value: Possible associations with former use but it is limited.



Bee Mill



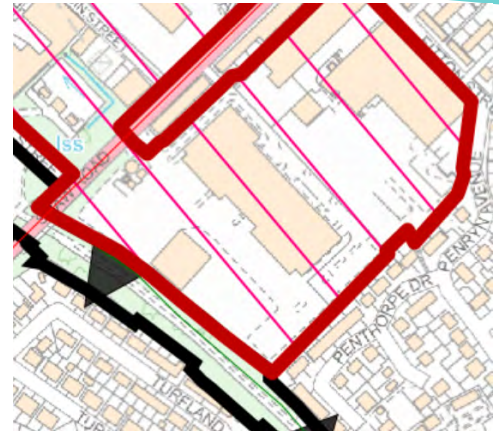
Planning Policy

Current Designation: The site is situated in a Business Employment Area.

SHLAA 2020: SHA1617 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has relatively good access to a range of services, due to the centre of Royton being approx. 0.4 mile from the site.

Bus Services: The site has very good access to a number of bus services, which operate different routes and are available from bus stops that are within a reasonable distance from the site.

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is approximately 2.8 miles from the site.

Tram Stops: There are no tram stops within close proximity of the site, the closest tram stop is approx. 2 miles from the site.

Overall, the site performs well in accessibility terms.



Bee Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: High

Bee Mill



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: The site is adjacent to a green corridor, which is to the south-west of the site. The site is approximately 250m from a priority habitat which is to the south. The site could also be a potential habitat for protected species.

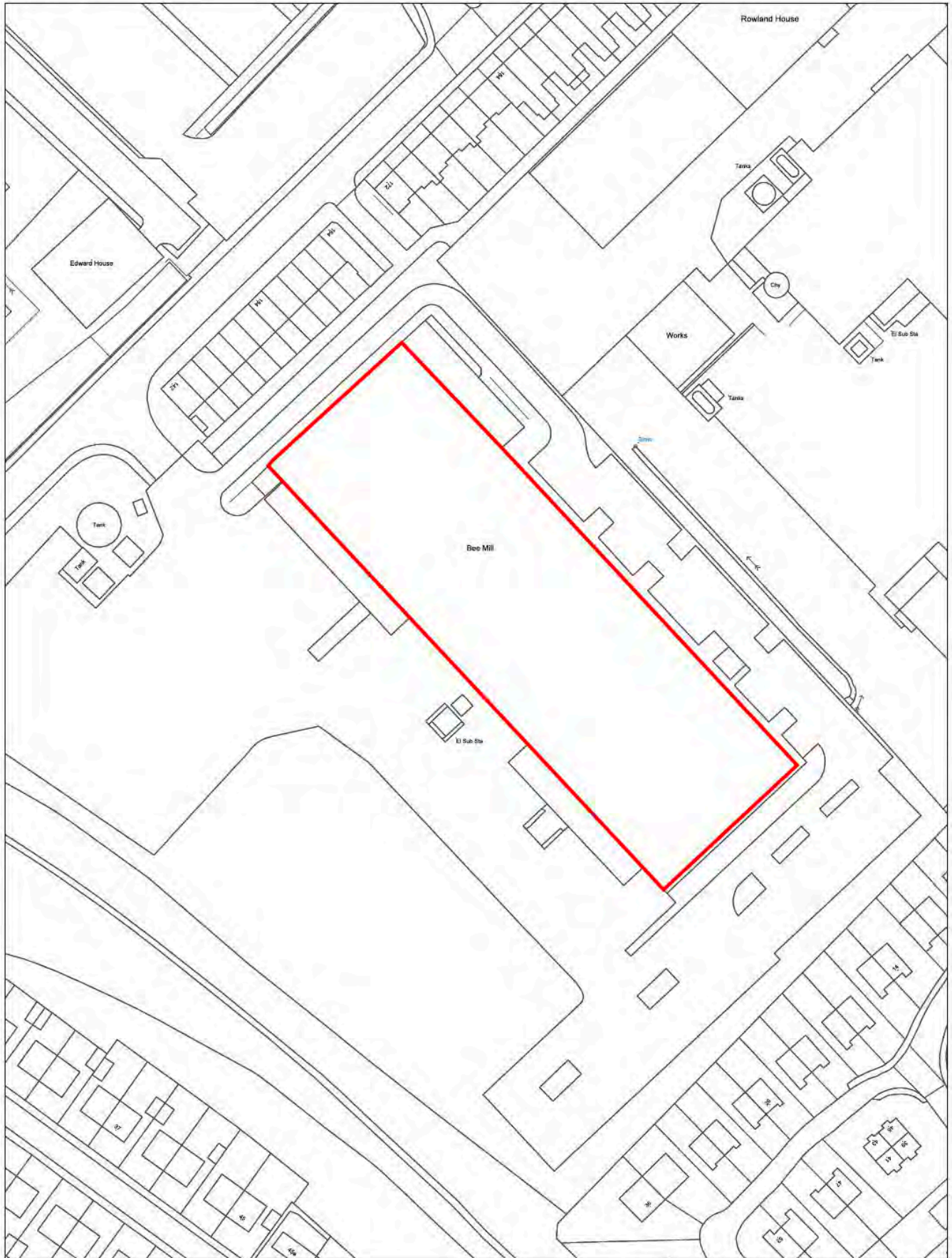
Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. Most of the site is identified as being at very low risk of surface water flooding. However, along the north-eastern elevation of the mill, it is identified as varying between medium and low risk of surface water flooding. There is another small area that is adjacent to the western corner of the mill that is also identified as being at low risk of surface water flooding. Along the south-western boundary of the site there is another area that is identified as having an increased risk of surface water flooding, although this area ranges between high, medium and low risk levels, but is over 60m away from the mill.

PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Bee Mill is currently in employment use and is situated in a designated 'Business Employment Area'. It is considered that the future use of the site should remain in employment use in line with the allocation and any proposals that come forward for the redevelopment / refurbishment of the site for employment use should be viewed entirely acceptable in principle. The site has been identified as being of low value in landscape and heritage terms and, as such, any future planning applications in relation to Bee Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Bee Mill



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Oldham
Council

Britannia Mill



Physical Characteristics

Address: Britannia Street, Oldham, OL1 3QB

Orientation: South-east

Floor Plan Depth: Approx. 14m

Floorspace Estimate: 2,779sqm

No. of floors: 3

No. Chimneys: 0



Description:

The mill comprises of a number of built elements. The Metrolink line runs along the eastern boundary of the site. The site is surrounded by numerous other industrial buildings and uses, with Alliance Mill lying to the north. The site appears to have a fairly limited amount of curtilage space, due to the various buildings that are situated in close proximity to each other. The limited curtilage space is situated in a central area between the mill buildings and is used as a service yard for the businesses that currently occupy the site.

Planning History:

No relevant planning history.



Britannia Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low all components appear to still stand.

Historical interest: predates 1861 by the Britannia Mill Co. Cotton waste mill.

Architectural interest: Red brick construction with three storey older section and later phase. Small rectangular brick arch windows. Blocked arched entrance to west end.

Setting: Surrounded by other buildings and activity/industrial character, railway to east.

Experience: Industrial area, subsumed within.

Communal value: None.



Britannia Mill



Planning Policy

Current Designation: Not allocated but the site is situated in Oldham Town Centre.

SHLAA 2020: SHA1057. The site is identified as a potential site.

Other:



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site is considered to have good access to services, due to the site's urban location within Oldham Town Centre.

Bus Services: The site has very good access to a number of frequent services which operate a variety of routes, which are available nearby.

Rail Services: There are no train stations within a reasonable distance of the site.

Tram Stops: The closest tram stop is Oldham Mumps which is approx. 0.2 mile from the site.

Overall, the site performs well in accessibility terms.



Britannia Mill



Viability

CIL: Non-adopted

Viability Area: VA5

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Fair

Housing Potential: Low

Employment Potential: Low



Britannia Mill



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: There is a priority habitat approximately 270m north-west of the site. The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it is at the least possible risk of flooding from fluvial water sources. The majority of the site is also identified as being at low risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Britannia Mill is currently in employment use and lies within a well-established employment area. It is therefore expected that the site will remain in employment use and any proposals for redevelopment / refurbishment of the site for such uses should be viewed as entirely acceptable in principle having regard to surrounding land uses. The site is considered to provide no scope for any potential residential use at present, mainly due to the surrounding land use. However, there may be scope for residential use of the site as part of a comprehensive redevelopment of the wider area that is to the east of Oldham Town Centre in the long term. Any future planning applications in relation to Britannia Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Britannia Mill



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Oldham Council
Civic Centre
Level 3
West Street
Oldham
OL1 1UH



Dob Lane End Mill



Physical Characteristics

Address: Morton Street, Failsworth, Oldham, M35 0FA

Orientation: West/south-west

Floor Plan Depth: approx. 27m

Floorspace Estimate: 1,553sqm

No. of floors: 1

No. Chimneys: 0



Description:

The site is situated in an area which is comprised of various industrial and commercial units. Morton Mill lies to the north of the site and there are various smaller industrial and commercial units to the east, south and west of the site. Greenhalgh Street runs along the southern boundary of the site, with Morton Street along the western edge of the site.

Planning History:

There is no relevant planning history.



Dob Lane End Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium western part of complex undeveloped.

Historical interest: 1860 cotton mill by William Crosley. Taken over by Dob Lane Manufacturing Co in 1908.

Architectural interest: Weaving shed and warehouse late 19th century and of brick construction. Building appears single storey but is clad in metal sheeting which obscures any detail or historic appearance.

Setting: Industrial area, completely clad with modern materials and appears modern within its setting.

Experience: Industrial area with limited historic character.

Communal value: None.



Dob Lane End Mill



Planning Policy

Current Designation: The site is not designated.

SHLAA 2020: SHA1635 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has good access to a range of services, although the majority of them are about 1 mile away.

Bus Services: The site has very good access to frequent bus services which operate various routes. There are a number of services available from bus stops along Oldham Road (A62), which is within 100 yards of the site.

Rail Services: The closest train station is Moston, which is 1.6 mile from the site.

Tram Stops: Newton Health & Moston is just 0.5 mile from the site and it is another accessible form of public transport.

Overall, the site performs well in accessibility terms.



Dob Lane End Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: High



Dob Lane End Mill



Other Planning Constraints

Trees: There appears to be no TPO's on the site.

Ecology: The site is within 55m of a green corridor that runs along the railway line which is north of the site - beyond Morton Mill. The site is also a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore putting it at the lowest risk of flooding from fluvial sources. Most of the site is highlighted as being at low risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Dob Lane End Mill is not subject to any specific land use or environmental designations with the adopted Development Plan and is white land within the urban area. The site is currently in employment use and is surrounded by other employment uses (commercial and industrial).

It is therefore wholly apparent that the most appropriate land use for Dob Lane End Mill is employment (E / B2 / B8) and any future proposals for additional / improved employment floorspace at the site should be viewed as being entirely appropriate in principle. The site has been identified as being of low value in landscape and heritage terms, as such, any future planning applications in relation to Dob Lane End Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Dob Lane Mill



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Oldham Council
Civic Centre
Level 3
West Street
Oldham
OL1 1UH



Forge Mill (Hope Mill)



Physical Characteristics

Address: Greenacres Road, Oldham, OL4 1HA

Orientation: South

Floor Plan Depth: Due to the various built elements the building depths vary, between 63m and 9m.

Floorspace Estimate: 3,813sqm

No. of floors: 2

No. Chimneys: 0



Description:

There are a row of commercial properties, which front Huddersfield Road to the north of the site. The site is surrounded on all sides by various industrial and commercial units and uses. The site has a fairly limited amount of curtilage space, with only the north-eastern and south-western parts of the site useable. The north-western area is used as a service area, with loading bays situated on the northern elevation and the south-western area is used for parking. The site is currently occupied by a large visual merchandising company.

Planning History:

PA/331128/11 - Single storey rear extension. Granted: 25th October 2011.

PA/338191/16 - Proposed New Roof Covering. Granted: 13th April 2016.



Forge Mill (Hope Mill)



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: HER value low.

Historical interest: Cotton mill of uncertain date. Evolved from Soho Iron Works founded in 1816. Conversions and alterations in the 1850s to form a large spinning mill. Whilst loom shops were demolished, Forge Shed remains.

Architectural interest: Brick construction, two storey, tall brick arched windows, many infilled. Rusticated stone doorway, brick eaves course. Roofs replaced.

Setting: Adjacent to streetscene, provides some character of former use. Views towards church tower beyond.

Experience: Industrial and commercial area, little historic context.

Communal value: None.



Forge Mill (Hope Mill)



Planning Policy

Current Designation: Situated in a Business Employment Area.

SHLAA 2020: SHA1643 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has good access to services, due to the urban location of the site and the site is just outside the boundary of Oldham Town Centre.

Bus Services: The site has very good access to a number of frequent bus services which operate a variety of routes and destinations.

Rail Services: There are no train stations within a reasonable distance of the site.

Tram Stops: The closest tram stop is Oldham Mumps, which is approx. 0.4 mile from the site.

Overall, the site performs well in accessibility terms.



Forge Mill (Hope Mill)



Viability

CIL: Non-adopted

Viability Area: VA5

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Low

Employment Potential: Medium

Forge Mill (Hope Mill)



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. Most of the site is indicated to be at low risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Forge Mill is currently in employment use and is situated within an allocated 'Business and Employment Area' lying to the east/south-east of Oldham town centre. It is expected that the site will be retained in employment use in line with the allocation and any proposals for employment development on site should be deemed acceptable in principle in this context. The site is considered to not be suitable for residential use. The mill was considered to be of low value from both a landscape and heritage perspective and as such, any future planning applications in relation to Forge Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Forge Mill



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Oldham Council
 Civic Centre
 West Street
 Oldham
 OL1 1UT



Greengate Mill



Physical Characteristics

Address: Sefton Street, Chadderton, Oldham, OL9 7LX

Orientation: South-west

Floor Plan Depth: Approx. 27m

Floorspace Estimate: 2,560sqm

No. of floors: 2

No. Chimneys: 0



Description:

There are two areas of open space within the curtilage of the building, one on the south-east area of the site and the other is on the north-west area of the site accessed off Bourne Street and currently provides parking provisions. The site is situated in an area that is comprised of industrial and commercial buildings and uses. The site is bound by Bourne Street to the north, Clock Street to the east and Sefton Street to the south & west. The A62 is situated 50m east of the site and the Manchester Ring Road (M60) is 150m south of the site.

Planning History:

PA/059134/10 - Change of use from warehouse (B8) to fitness centre (D2)
Granted: 21st March 2011

PA/058577/10 - Change of use to martial arts academy
Granted: 5th October 2010



Greengate Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: HER value low.

Historical interest: Late 19th century cotton waste factory.

Architectural interest: Brick construction two storey, hipped slate roof rectangular brick arch windows.

Setting: Predominantly industrial area with potential associated housing close by.

Experience: Low level activity, narrow streets.

Communal value: None.



Greengate Mill

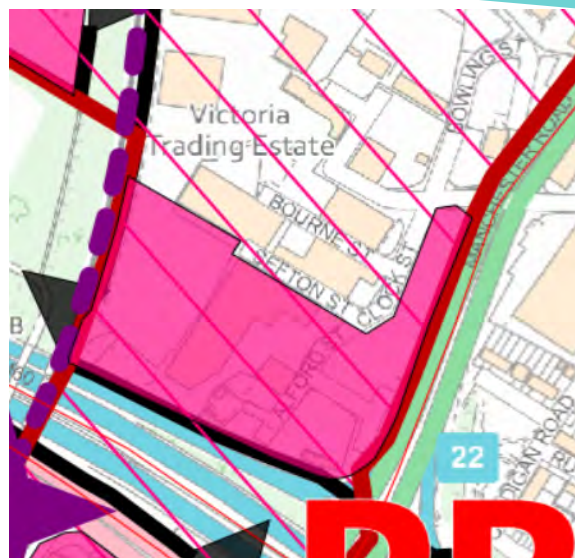


Planning Policy

Current Designation: The site is situated within a Business Employment Area. The site is also adjacent to a Business and Industry allocation (shown by the magenta coloured area).

SHLAA 2020: SHA1653 (Discounted Site).

Other: The Business and Industry Allocation is also identified in The Places for Everyone Joint Development Plan Document (2021) as part of the Employment Land Supply.



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has sufficient access to services. Some services are available within 0.4 mile. However, the majority of services are around a mile away.

Bus Services: The site has very good access to a frequent number of bus services, which operate different routes. The bus stops that frequent services are available from are within 0.1 and 0.4 mile from the site.

Rail Services: The closest Train Station is Moston, which is just 1.3 miles from the site.

Tram Stops: The nearest stop for the Metrolink is at Hollinwood, just 0.4 mile from the site.

Overall, the site performs well in accessibility terms.



Greengate Mill



Viability

CIL: Non-adopted

Viability Area: VA5

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Low

Employment Potential: High

Greengate Mill



Other Planning Constraints

Trees: There appears to be no TPO's on or adjacent to the site.

Ecology: There is a green corridor and a priority habitat situated 150m north-west of the site. The site may also be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, which indicates the site has an annual probability of 1 in 1000 of flooding from fluvial sources. The site is identified as being low risk of surface water flooding.

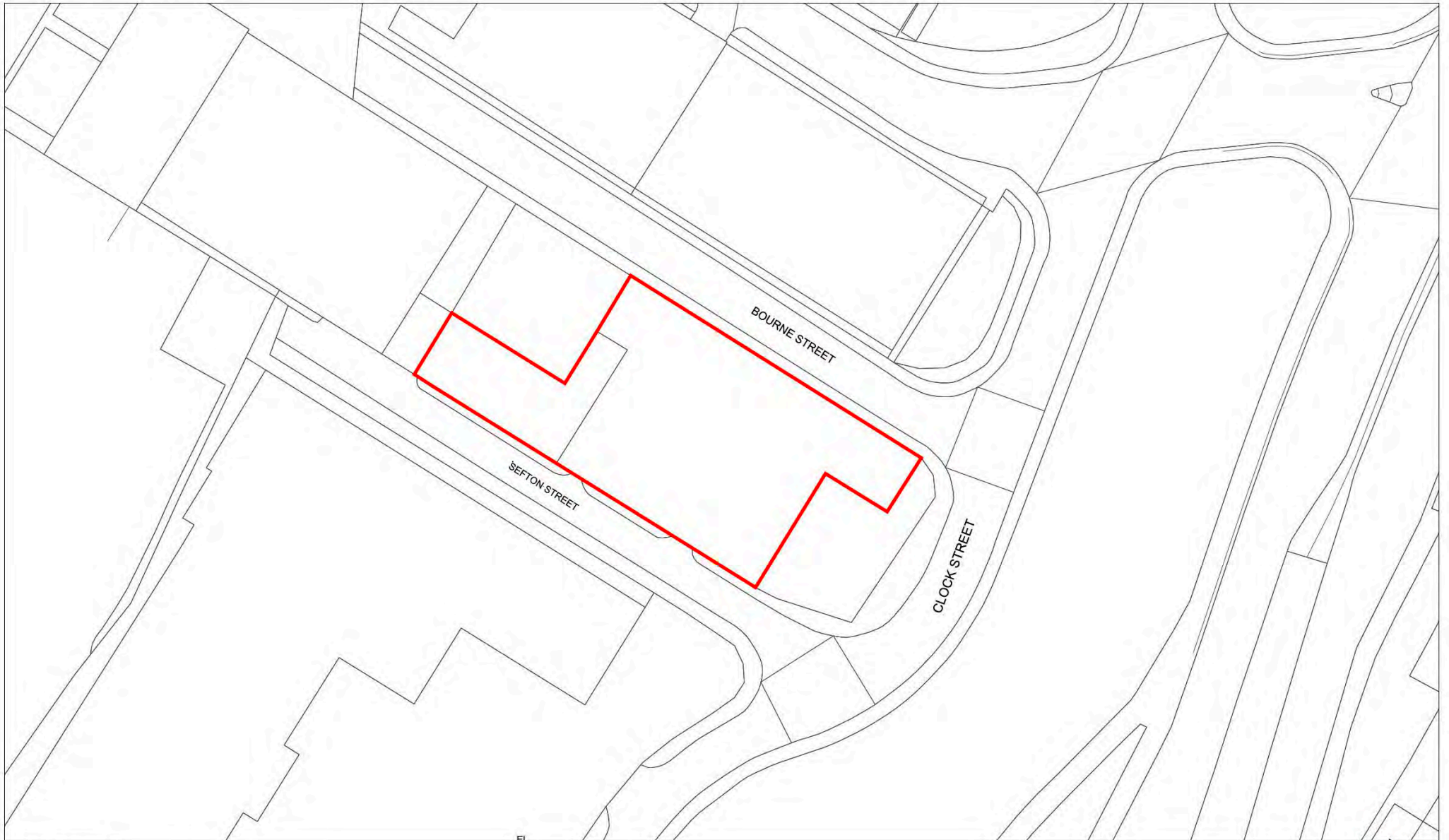
PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Greengate Mill is situated within an allocated 'Business and Employment Area' and is currently in employment use.

The site is evidently not suitable for residential use and the most appropriate land use for Greengate Mill is employment (Use Class E / B2/ B8) in accordance with the adopted Development Plan allocation. Greengate Mill lies within the Greengate / Broadgate BEA, which is identified as one of the BEAs having the greatest potential to attract and accommodate priority sectors. Any future proposals to provide improved / additional employment floorspace at the site, particularly to meet the requirements of the priority sectors identified within the SIF Refresh, should be viewed as being entirely appropriate in principle. The site has been identified as being of low value in landscape and heritage terms, as such, any future planning applications in relation to Greengate Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Greengate Mill



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Civic Centre
West Street
Oldham
OL1 1UT



Kinders Lane Mill



Physical Characteristics

Address: Boarshurst Lane, Greenfield, Oldham, OL3 7BG

Orientation: South-east

Floor Plan Depth: Main block between 28m and 13m due to the form of the building

Floorspace Estimate: 3,393 sqm

No. of floors: 1

No. Chimneys: 0

Description:

There are relatively extensive yard areas within the site providing informal parking and servicing provision. There are residential areas to the north, south and west of the site. To the east are a number of industrial units which are currently occupied.



Planning History:

PA/339289/16 - Siting of shipping containers for use as storage facility - Refused at Appeal 12th Jan 2017

PA/339759/17 - Siting of shipping containers for use as storage facility (Resubmission of PA/339289/16) - Refused at Appeal 7th April 2017



Kinders Lane Mill



Heritage

Listed Status: Not listed

Conservation Area: Not situated in a Conservation Area.

Proximity to Conservation Area: Within 100m of Boarshurst Conservation Area and 50m of Ladhill Lane Conservation Area.

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium. Main complex appears to have been undeveloped since demolition.

Historical interest: Marked on the map as a woollen mill, the main building being late 19th century/early 20th century. The site has evolved organically. No engine house, chimney or offices.

Architectural interest: Weaving shed fronting Kinder Lane appears to have been rebuilt at some stage. The earliest part of the complex was the now demolished central buildings and the mill dates to the late 19th century.

Setting: Corner site at point of road split which provides some visual prominence. However, buildings low level and no key view. Weaving shed elevation to Kinder Lane of character and value. Some terraced housing provides context.

Experience: Quiet edge of settlement location with views into site from uphill. Buildings largely demolished and altered.

Communal value: Possible associations with former use but limited.



Kinders Lane Mill

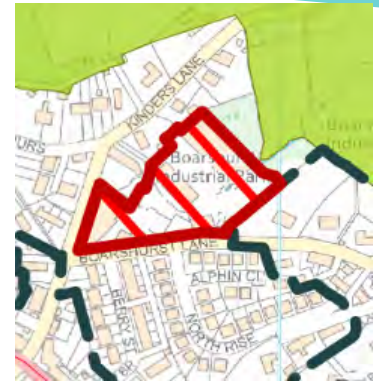


Planning Policy

Current Designation: Identified as a Saddleworth Employment Area

SHLAA 2020: SHA1670 (Discounted Site).

Other:



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has relatively good access to services due to its close proximity to the main services that are available in Greenfield.

Bus Services: The site is in close proximity to bus stops along Chew Valley Road (0.1 miles). There are a few services that operate from these stops that provide various routes.

Rail Services: Greenfield Station is 0.6 miles away.

Tram Stops: No tram stops within a reasonable distance.

Overall, the site performs relatively well in accessibility terms.

Kinders Lane Mill



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: It is not clear whether or not the building is in active use. Therefore, it may be possible to apply VBC.

Condition: Fair

Housing Potential: High

Employment Potential: Medium



Kinders Lane Mill



Other Planning Constraints

Trees: Directly adjacent to the north of the main mill building that is adjacent to Kinders lane there is TPO Area: ORN 214030.

Ecology: It is likely that the existing buildings are a suitable habitat for protected species.

Flood Risk: The site is located in Flood Zone 1, therefore it is at the lowest risk of flooding from fluvial sources. The central area of the site is identified as being at high and medium risk of flooding from surface water.

PRoW: There are no public rights of way either on or adjacent to the site.

Other: The current access point to the site appears substandard.

Summary:

Kinders Lane Mill is identified as a 'Saddleworth Employment Area' in the Development Plan, however, the mill lies within a predominantly residential area and could offer scope for new housing development, subject to compliance with any loss of employment land policies.

The site has been identified as being of low value in landscape and medium in heritage terms. However, any future planning applications in relation to Kinders Lane Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Kinders Lane Mill



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Oldham Council
 Civic Centre
 West Street
 Oldham
 OL1 1UT



Lane End Mill



Physical Characteristics

Address: Holden Fold Lane, Royton, Oldham, OL2 5LW

Orientation: West

Floor Plan Depth: Main Mill block is approx. 32m, the smaller north-western range is approx. 7m

Floorspace Estimate: 1,877sqm

No. of floors: 1/2

No. Chimneys: 0



Description:

The site is now a conglomeration of various other industrial buildings. To the north are a number of industrial buildings and Vine Mill is to the east. Grape Mill is situated to the south-east of the site and other industrial units lie to the south-west/west. There is currently limited curtilage space associated with the Mill.

Planning History:

PA/055392/08 - Use of land for storage containers. Granted: 23rd September 2008

PA/334428/13 - Change of use of land to store storage containers. Granted: 4th February 2014



Lane End Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Within 110m of St. Pauls Royton Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value low. Possible site of 18th century mill.

Historical interest: Marked on the map as a cotton mill. A small mill was built sometime earlier than 1817 although very little historic fabric remains intact.

Architectural interest: Stone boundary along Holden Fold is of character. Buildings significantly altered and infilled.

Setting: Industrial area and group value with Grape Mill and Vine Mill although little contribution.

Experience: Industrial area and historic fabric provides context to street scene and sense of place although not an active frontage.

Communal value: In active use but limited communal value.



Lane End Mill



Planning Policy

Current Designation: Not designated.

SHLAA 2020: SHA1672 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has exceptionally good access to a range of services. This is largely down to the fact that the site is within a reasonable distance of the centre of Royton.

Bus Services: The site has very good access to a number of bus services, which operate different routes and are available from bus stops that are within a reasonable distance from the site.

Rail Services: There are no train station within a reasonable distance of the site. The closest train station is over 2 miles from the site.

Tram Stops: There are no tram stops within close proximity of the site, the closest tram stop is approx. 2 miles from the site.

Overall, the site performs well in accessibility terms.



Lane End Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: High



Lane End Mill



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. Most of the site is identified as being at low risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

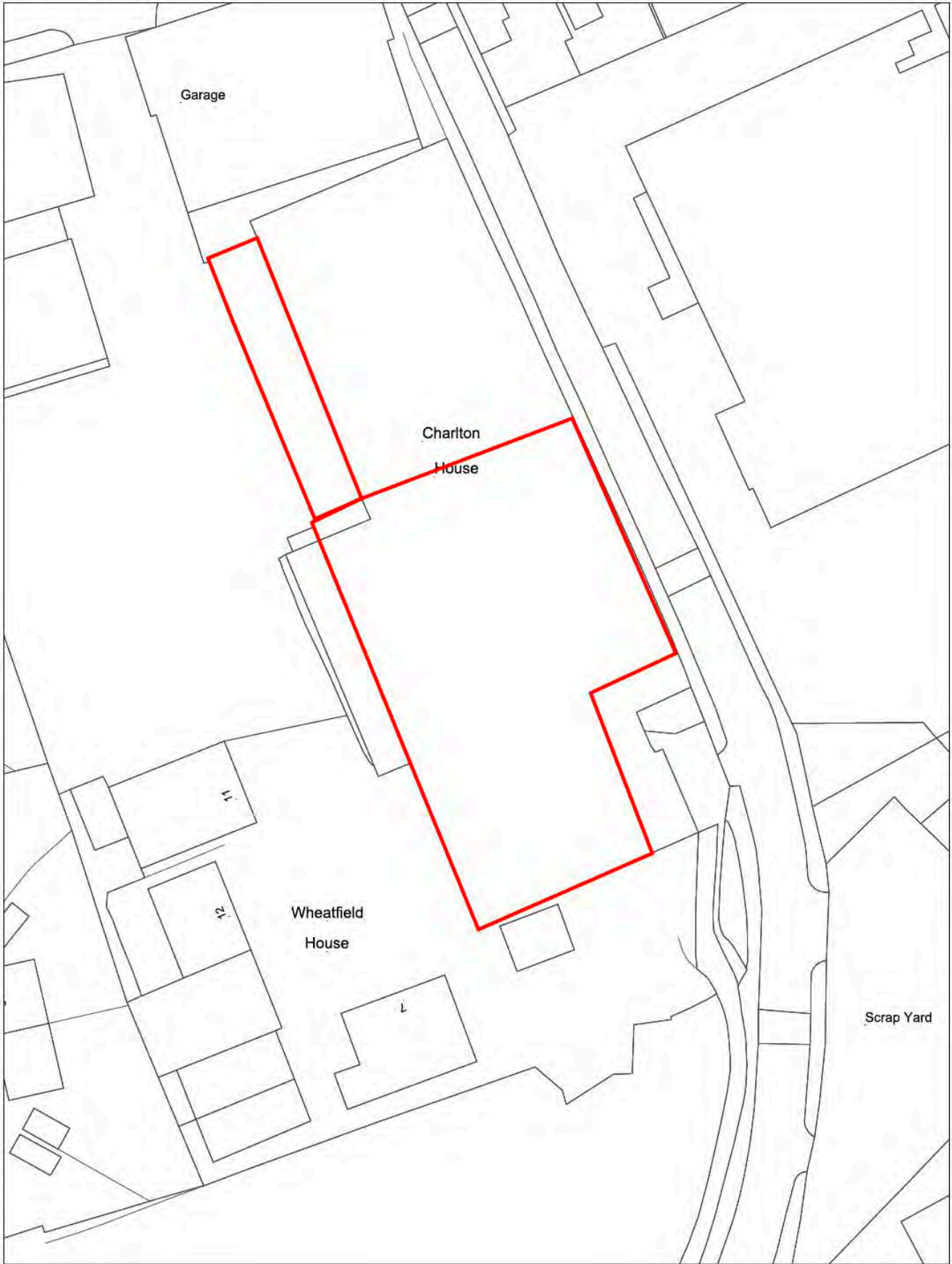
Other: Due to the layout of the site, it has limited curtilage and it does not have its own formal access point. Instead it is a shared access along the western boundary of the site. This could create constraints from a highway perspective.

Summary:

Lane End Mill is in active employment use forming part of an established small industrial estate within the urban area and the expectation is that the site will be retained within such use across the short to medium term. However, the site occupies a highly accessible location within the main urban area and scored medium on housing potential. The site may therefore present a long-term option for housing as part of the comprehensive regeneration of the wider industrial / trading estate.

The site scored low in landscape and heritage terms and any future planning applications relating to Lane End Mill should be assessed in line with the recommended approach for LOW PRIORITY sites.

Lane End Mill



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Oldham
Council

Morton Mill



Physical Characteristics

Address: Morton Street, Failsworth, Oldham, M35 0BN

Orientation: West

Floor Plan Depth: approx. 27m

Floorspace Estimate: 3,589sqm

No. of floors: 3

No. Chimneys: 0



Description:

The site is situated within an established employment area which is comprised of various industrial and commercial units and uses. Dob Lane End Mill is to the south of the site, whilst the Metrolink line is to the north of the site. There are various smaller industrial and commercial units to the east and west, with other similar uses on the other side of the Metrolink line, to the north. Morton Street runs along the western edge of the site and Mill Lane to the east. Directly adjacent to the western elevation of the mill is a large residential property with double height bay windows, however, the property is vacant and appears to have been empty for a period of time. The main vehicle access point to the site is off Mill Lane, where there is a large amount of external space that is currently used for parking provisions.

Planning History:

There is no relevant planning history.

Morton Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low, although warehouse since demolished.

Historical interest: 1914 cotton mill. Associative value with E S Kearsley Ltd. 20th century manufacturers house to west end of mill.

Architectural interest: Red brick small doubling mill. Rectangular brick arch windows. Sprinkler tower and tank to south west corner. Early 20th century house to west.

Setting: Adjacent to railway line within industrial and commercial area.

Experience: Building in poor condition, relatively little activity visible. Boarded up former house to west. Building in poor condition.

Communal value: Possible associations with former use but unlikely.



Morton Mill



Planning Policy

Current Designation: The site is not designated

SHLAA 2020: SHA0808 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has good access to a range of services, although the majority of them are about 1 mile away.

Bus Services: The site has very good access to frequent bus services which operate various routes. There are a number of services available from bus stops along Oldham Road (A62), which is to the south of the site.

Rail Services: The closest train station is Moston, which is 1.6 mile from the site.

Tram Stops: Newton Heath & Moston is just 0.5 mile from the site and it is another accessible form of public transport.

Overall, the site performs well in accessibility terms.



Morton Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: The building has been subject to significant fire damage and as such, scope for VBC is unknown.

Condition: Fair

Housing Potential: Medium

Employment Potential: Medium



Morton Mill



Other Planning Constraints

Trees: There appears to be no TPOs on the site.

Ecology: The site is directly adjacent to the Metrolink line (which is to the north of the site) and is identified as a green corridor. The site is also a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. All of the site is highlighted as being at very low risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

Other:

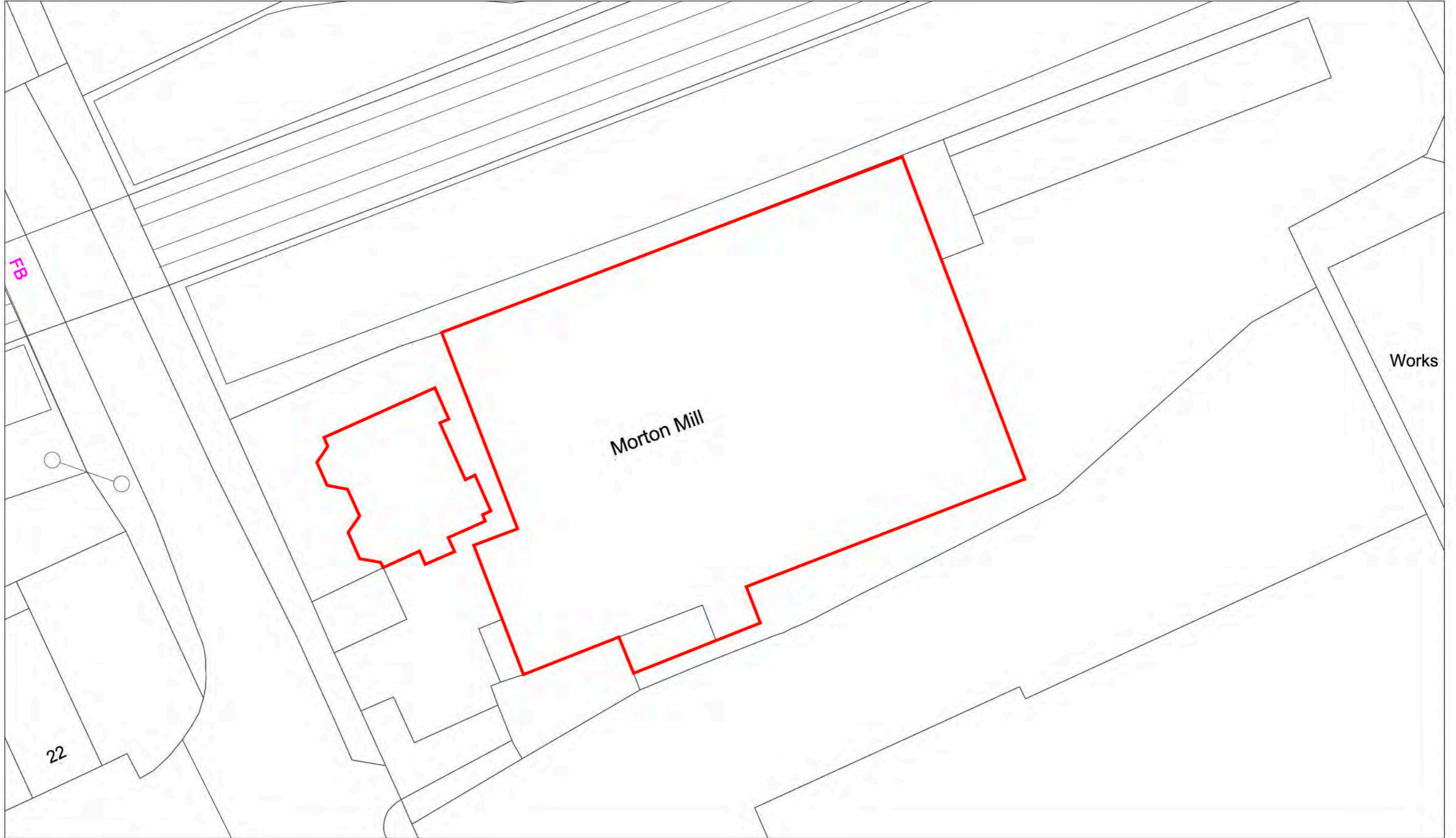
Summary:

Since the initial assessments were carried out, Morton Mill was subject to a large fire and it is understood that a large proportion of the building fabric has been lost.

Morton Mill is not subject to any specific land use or environmental designations within the adopted Development Plan and is therefore deemed to be white land. The site is situated within a well-established employment area and is surrounded by commercial and industrial uses. The site is not suitable for residential uses and it is therefore wholly apparent that the most appropriate land use for Morton Mill is employment use (E / B2 / B8). Any future proposals for additional / improved employment floorspace at the site should be viewed as being entirely appropriate in principle.

As a result of the fire damage Morton Mill has now been assessed as being of low landscape and heritage value and as such, any future proposals should be assessed in line with the policy approach for LOW PRIORITY sites.

Morton Mill



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Oldham Council
Civic Centre
Level 3
West Street
Oldham
OL1 1UH



Oldham
Council

Paradise Mill



Physical Characteristics

Address: Bell Street, Oldham, OL1 3QA

Orientation: North-east

Floor Plan Depth: Main block is approx. 14.5m, the smaller block is approx. 8m.

Floorspace Estimate: 1,286sqm

No. of floors: 2

No. Chimneys: 0



Description:

The mill buildings form part of a large industrial site which is operated by a builders merchants. The site is surrounded by various other industrial and commercial buildings and uses. The First Group Depot is adjacent to the site (to the west).

Planning History:

No relevant planning history.



Paradise Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium early mill possibly organically developed.

Historical interest: Built prior to 1848 as Atlas Iron Works. Marked on map as cotton mill then cotton waste mill.

Architectural interest: Brick building of two storeys with rectangular windows and blocked taking in door as well as goods hoist. Roof recently replaced with metal sheeting.

Setting: Commercial area with many alterations to built fabric.

Experience: In use as a builder's merchant. Within commercial area with little character.

Communal value: None.



Paradise Mill

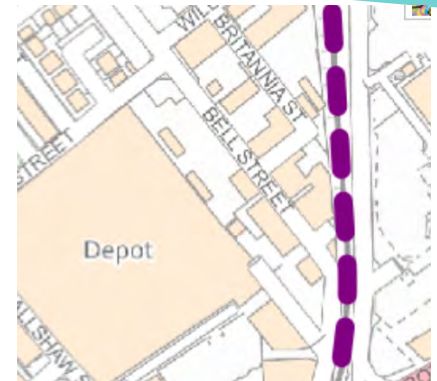


Planning Policy

Current Designation: Not allocated but the site is situated in Oldham Town Centre.

SHLAA 2020: SHA2129. The site is identified as a potential site.

Other:



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site is considered to have good access to services, due to the site's urban location within Oldham Town Centre.

Bus Services: The site has very good access to a number of frequent services which operate a variety of routes and are available within close proximity of the site.

Rail Services: There are no train stations within a reasonable distance of the site.

Tram Stops: The closest tram stop is Oldham Mumps which is approx. 200 yards from the site.

Overall, the site performs well in accessibility terms.



Paradise Mill



Viability

CIL: Non-adopted

Viability Area: VA5

Vacant Building Credit: Building appears to be in active use, therefore, VBC cannot be used.

Condition: Fair

Housing Potential: Low

Employment Potential: Medium



Paradise Mill



Other Planning Constraints

Trees: There are no Tree Preservation Orders on the site.

Ecology: There is a priority habitat approximately 150m west of the site. The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it is at the least possible risk of flooding from fluvial water sources. The site varies between low and very low in terms of the risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

Other:

Summary:

Paradise Mill is currently in employment use and lies within an established employment area to the east of Oldham Town Centre. It is considered that the site poses no scope for residential use at present, in view of surrounding land uses. However, there may be scope for residential use of the site as part of a comprehensive redevelopment of the wider area that is to the east of Oldham Town Centre in the long term. The site has been identified as being of low value in landscape and heritage terms and, as such, any future planning applications in relation to Paradise Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Paradise Mill



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Oldham Council
Civic Centre
Level 3
West Street
Oldham
OL1 1UH



Oldham
Council

Prince of Wales Mill



Physical Characteristics

Address: Vulcan Street, Oldham, OL1 4EP

Orientation: South-west

Floor Plan Depth: approx. 13m

Floorspace Estimate: 294sqm

No. of floors: 2

No. Chimneys: 0



Description:

The site has minimal curtilage space, with the existing mill building occupying the overwhelming majority of the site area. There is a row of terraced residential properties fronting Vulcan Street to the south east of the mill. The site is surrounded on all other sides by industrial / commercial uses.

Planning History:

PA/055967/08 - Installation of mezzanine floor and installation of four aluminium windows. Granted: 24th April 2009.

PA/334392/13 - Change of use from office to 4No residential apartments. Granted: 31st October 2013.

PA/335344/14 - Change of use from office to House in Multiple Occupancy. Granted: 17th June 2014.



Prince of Wales Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 5

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: Low, mill demolished and redeveloped as business park.

Historical interest: 1875 cotton mill. Associative value with Edward Potts. Machinery by Platts and engine by Woolstenholme and Rye.

Architectural interest: Only office building remains. Red brick, squared in form. Two storey with brick pilasters, stone eaves band and raised parapet. Set behind railing fence.

Setting: Business park and residential area. With mill demolished it has lost context.

Experience: Historic building with terraced housing adjacent.

Communal value: None.



Prince of Wales Mill



Planning Policy

Current Designation: The site is not designated, although it is directly adjacent to a Business Employment Area.

SHLAA 2020: Not identified.

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has good access to services and is close to various shops that are situated on Huddersfield Road - approx. 0.2 mile from the site.

Bus Services: The site has very good access to a number of frequent bus services, which operate different routes and are available with a close proximity of the site.

Rail Services: There are no train stations within a reasonable distance of the site.

Tram Stops: The closest tram stop is Derker which is approx. 0.7 mile from the site.

Overall, the site performs well in accessibility terms.

Prince of Wales Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building appears to be vacant, if so VBC could be applied.

Condition: Good

Housing Potential: Medium

Employment Potential: Medium

Prince of Wales Mill



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it is at the least possible risk of flooding from fluvial water sources. All of the site is identified as being at very low risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

The site is not designated for a specific land use purpose within the adopted Development Plan and occupies a highly accessible location within the main urban area. Planning permission has previously been granted for the residential conversion of the building, although this consent has not been implemented and viability is likely to be a particular challenge in this location.

Prince of Wales Mill has been identified as being low value in landscape terms and medium in heritage but was attributed a low score overall. Any future proposals in relation to the site should therefore be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Prince of Wales Mill



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Springfield Mills



Physical Characteristics

Address: Moss Lane, Royton, Oldham, OL2 6HR

Orientation: South-west

Floor Plan Depth: approx. 14m

Floorspace Estimate: 1,144sqm

No. of floors: 1

No. Chimneys: 0



Description:

The main vehicle access to the site is located to the west of the mill building. The central area of the site (between the two ranges of the mill) is the main curtilage area. The various businesses that occupy the mill can be accessed from the central area due to the loading bays for each individual unit being situated on the elevations that flank the central yard area. The site is surrounded by a number of industrial and commercial premises.

Planning History:

No relevant planning history.



Springfield Mills



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: Site largely redeveloped.

Historical interest: 1869 by Richard Fitton and taken over by the Moss Lane Spinning Co in 1873. Warehouse extension 1875. Destroyed by fire 1962, only single storey section still standing.

Architectural interest: Single storey building all that remains on original footprint.

Setting: Industrial area surrounded by other similar and modern structures.

Experience: Industrial area with no value to sense of place.

Communal value: None.

Springfield Mills



Planning Policy

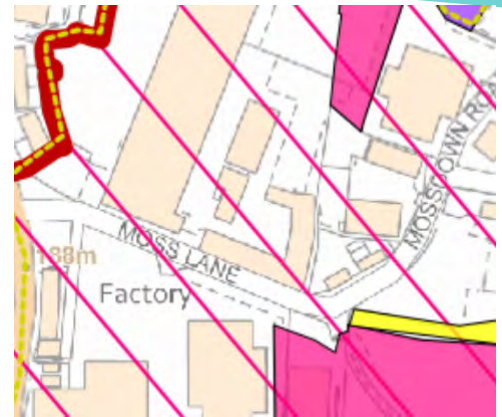
Current Designation: The site is situated in a Business Employment Area and a Waste Area (ref: OL1).

SHLAA 2020: SHA1708 (Discounted Site).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site only has adequate access to services, however, the majority of key services are not within close proximity of the site.

Bus Services: The site has fairly good access to bus services. There are frequent services available which provide different routes.

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is approximately 3.2 miles from the site.

Tram Stops: The closest tram stop is Derker, which is 0.9 mile from the site and is accessible from the site.

Overall, the site performs relatively well in accessibility terms.



Springfield Mills



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building in use, VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: High

Springfield Mills



Other Planning Constraints

Trees: There are no Tree Preservation Orders on the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. The central area of the site (adjacent to the northern elevation of the mill) is highlighted as being at low risk of surface water flooding.

PRoW: There are no public rights of way either through or directly adjacent to the site.

Other: The main vehicular access point off Moss Lane, which is situated to the west of the mill appears to be a shared access between various industrial and commercial units that are situated on land around the mill.

Summary:

Springfield Mill is currently in employment use and lies within an allocated 'Business and Employment Area'. The site should therefore be retained in employment use in line with the allocation and any proposals for the redevelopment / refurbishment of the site for such uses should be deemed acceptable in principle. The site has been identified as being of low value in landscape and heritage terms and, as such, any future planning applications in relation to Springfield Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Springfield Mills



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Oldham Council
 Civic Centre
 West Street
 Oldham
 OL1 1UT



Springfield Works



Physical Characteristics

Address: Samuel Street, Failsworth, Oldham, M35 0GA

Orientation: East

Floor Plan Depth: Eastern block: approx. 7m
Western block: approx. 31m

Floorspace Estimate: 2,234sqm

No. of floors: Some components are 2 storey, most are single storey

No. Chimneys: 0

Description:

The site is part of a small industrial/commercial area, with other smaller industrial units to the east of the mill buildings. There is a limited area of parking to the west of the larger mill block, with a narrow service road running between the two mill buildings, which is mainly used for loading. The Metrolink line runs along the north-western boundary of the site. There are residential dwellings to the east, the south and south-west of the site.



Planning History:

PA/331185/11 - Change of use to a dog day care centre.
Granted: 3rd November 2011

PA/333226/12 - Change of use to a dog day care centre (Resubmission of PA/331185/11).
Granted: 4th February 2012



Springfield Works



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Failsworth Pole Conservation Area is approx. 100m east of the site.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features.

Historical interest: 1871 sponge cloth works. Shaw and Butterworth. Partially demolished.

Architectural interest: Brick single storey late 19th century building with rectangular brick arched windows of many phases. Single storey early 20th century brick building at site entrance possibly offices. Brick chimney demolished.

Setting: Small industrial area adjacent to housing and bound by railway line to north. Discreet site with low impact.

Experience: Quiet but in active use.

Communal value: None.



Springfield Works



Planning Policy

Current Designation: The site is not designated.

SHLAA 2020: SHA0050 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has a very high level of access to services, which is largely down to the fact that it is just 0.1 mile from the central area of Failsworth.

Bus Services: The site is in close proximity to bus stops which operate frequent services and provide various routes. The closest bus stops are situated on Oldham Road (A62), which is 0.1 mile from the site.

Rail Services: Moston is the closest train station which is approx. 1.4 mile from the site.

Tram Stops: The site is only 0.3 mile from Failsworth tram stop.

Overall, the site performs very well in accessibility terms.



Springfield Works



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Some of the buildings appear to be in use. Although if some are not in active use then it may be possible to apply VBC.

Condition: Good

Housing Potential: Medium

Employment Potential: Medium



Springfield Works



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: The Metrolink line is identified as a green corridor and runs adjacent to the north-western boundary of the site. On the other side of the Metrolink line is a priority habitat, which is within 50m of the site. The Rochdale Canal is approx. 110m east of the site. The canal is identified as being a SBI (Site of Biological Importance), SSSI (Site of Special Scientific Interest), a green corridor, as well as a SAC (Special Area of Conservation - SAC EU Code: UK0030266). The site also has a potential to be a habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. All of the site is identified as being at very low risk of flooding from surface water.

PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Springfield Works is not subject to any specific land use within the adopted Development Plan and is white land within the urban area. The site is in active employment use forming part of an established small industrial estate within the urban area and the expectation is that the site will be retained within such use across the short to medium term.

The site occupies a highly accessible location and may therefore present a long-term option for housing as part of the comprehensive regeneration of the wider industrial / trading estate. The site has been identified as being of low value in landscape and heritage terms. Therefore, any future planning applications in relation to Springfield Works should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Springfield Works



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Oldham Council
 Civic Centre
 West Street
 Oldham
 OL1 1UT



Vale Mill



Physical Characteristics

Address: Stockfield Road, Chadderton, Oldham, OL9 9LU

Orientation: East

Floor Plan Depth: Larger building approx. 26m, Smaller building approx. 10m

Floorspace Estimate: 2412sqm

No. of floors: Larger building has 3 floors, smaller building has 1

No. Chimneys: 0

Description:

The site is surrounded by other industrial and commercial uses and units. It appears as though a former building has been demolished on the site which was situated on the north-western part of the site. Consequently there is a good amount of curtilage space, which is currently used for vehicle parking and other ancillary uses to the businesses that currently occupy the site.



Planning History:

No relevant planning history.

Vale Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Within 275m of The Old Town Hall Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features.

Historical interest: 1861 cotton mill by William Taylor and Brothers who also owned Stockfield Mill. Mostly demolished in 1964 retaining a three storey building with low pitch roof.

Architectural interest: Red brick construction of three storey reduced in height with shallow pitched roof. External boundary walls remain in part.

Setting: Surrounded by industrial development.

Experience: Some historic fabric to understand former use. Busy area in active use.

Communal value: None.

Vale Mill

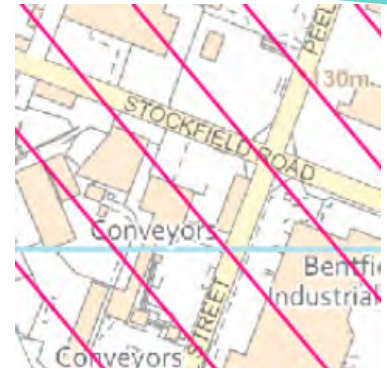


Planning Policy

Current Designation: The site is situated in a Business Employment Area.

SHLAA 2020: SHA1717 (Discounted Site).

Other:



Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site is in close proximity (0.2 mile) to the centre of Chadderton, therefore the site has very good access to various services.

Bus Services: The site has a number of bus stops that are in close proximity, where there a number of frequent bus services that operate various routes.

Rail Services: The closest train station is Mills Hill which is approx. 1.6 mile from the site.

Tram Stops: Freehold tram stop is only 0.4 mile from the site.

Overall, the site performs very well in accessibility terms.

Vale Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Building in active use, VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: High

Vale Mill



Other Planning Constraints

Trees: There are no TPOs on the site.

Ecology: The site could be a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. The central area and north-eastern area of the site is identified as being at low risk of surface water flooding, whilst the remainder of the site is at very low risk.

PRoW: There are no public rights of way either through or adjacent to the site.

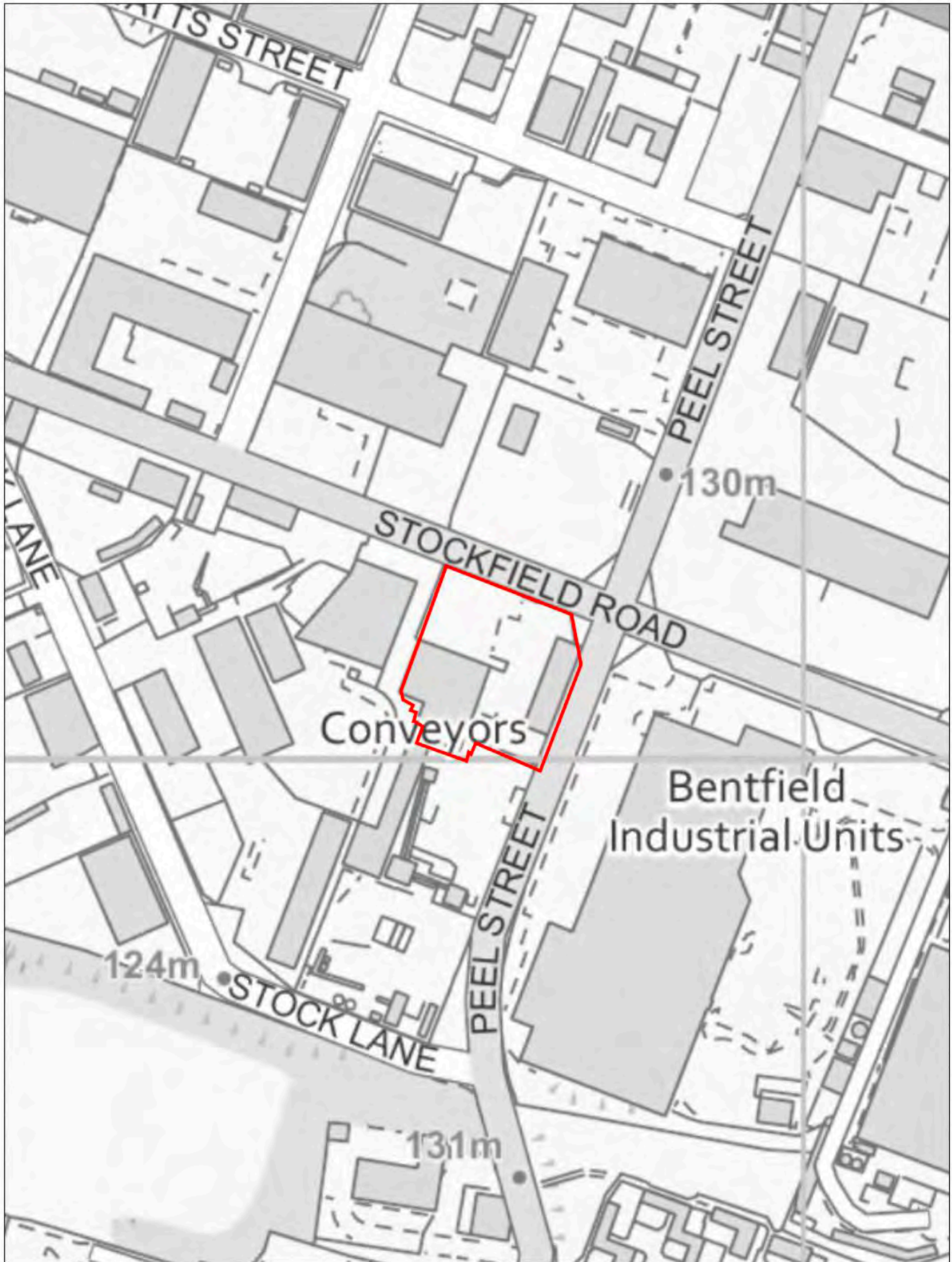
Other:

Summary:

Vale Mill is in active employment use and is situated within Chadderton Technology Park which is a designated 'Business and Employment Area'. The site should therefore be retained in employment use (Use Class E / B2/ B8) in accordance with the adopted Development Plan allocation. Vale Mill is situated within the Chadderton Technology Park, which is identified as part of the 'Arc of Opportunity' and is considered to be a key area for development for business and employment. Therefore, any future development which proposes to either improve existing employment floor space or provide additional floor space for employment use should be viewed as being appropriate in principle.

The site has been identified as being of low value in landscape and heritage terms, as such, any future planning applications in relation to Vale Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Vale Mill, Stockfield Road



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Oldham Council
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Oldham
OL1 1UT



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Werneth Mill



Physical Characteristics

Address: Manchester Road, Werneth, Oldham, OL9 6HF

Orientation: North-west

Floor Plan Depth: Eastern Block: approx. 14m
Western block: approx. 24m

Floorspace Estimate: 6,909sqm

No. of floors: 2

No. Chimneys: 0



Description:

The buildings are part of a large site that is currently used commercially as a car show room with ancillary uses such as service areas etc. Both the eastern and western mill buildings are situated on the periphery of the site, with a large area of hardstanding in the centre of the site, which is currently used for vehicular parking. The A62 runs along the western and northern boundary of the site. There is an industrial building to the east, as well as residential dwellings to the south. Werneth Park is within 100m of the site to the south-west.

Planning History:

No relevant planning history.

Werneth Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not near or adjacent to a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features.

Historical interest: 1821 original mill burnt down. Rebuilt 1882 associative interest with J Wild. Musgrave and Sons engine. Mostly demolished in 1970s.

Architectural interest: Late 19th century/early 20th century red brick built. Lowered to two storeys. Steel and concrete internal structure. Western buildings have roofs in style of a weaving shed but not original. External walls survive to north of two storey warehouse.

Setting: Busy roadside location with housing to rear.

Experience: Active use, significantly altered. Communal value - None.



Werneth Mill



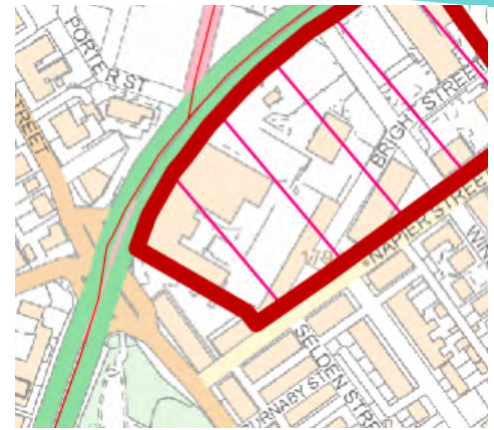
Planning Policy

Current Designation: The site is situated in a Business Employment Area.

SHLAA 2020: SHA1724 (Discounted Site).

Other:

Affordable Housing Requirement:



All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.

Accessibility

Services: The site has good access to a range of services, largely due to the urban location of the site. The majority of services are within reasonable distance from the site and can be accessed with ease. The site is particularly close to multiple educational facilities.

Bus Services: There are multiple bus services that operate frequent services which are near to the site, with most of the services that are nearby operating along the A62, which is adjacent to the site.

Rail Services: The closest train station is Moston, which is 2.2 miles away.

Tram Stops: There are two tram stops that are near to the site, Freehold (which is 0.5 mile away) and Westwood (which is 0.6 mile away).

Overall, the site performs very well in accessibility terms.



Werneth Mill



Viability

CIL: Non-adopted

Viability Area: VA5

Vacant Building Credit: The building appears to be in active use, if so VBC cannot be used.

Condition: Good

Housing Potential: Low

Employment Potential: Medium

Werneth Mill



Other Planning Constraints

Trees: There are no TPO's on the site or directly adjacent to it.

Ecology: There is a priority habitat situated on the western part of Werneth Park, however it is over 200m from the site (to the south-west). The site is also a potential habitat for protected species.

Flood Risk: All of the site is located within flood zone 1. Most of the site is at very low risk of surface water flooding. However, there is a small spot next to the eastern elevation of the western mill building which is identified as being at high and medium risk of surface water flooding.

PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Werneth Mill is situated within an allocated 'Business and Employment Area' specifically known as Chadderton Technology Area. The site is in active employment use and should continue to be used for employment use in accordance with the allocation.

The site has been identified as being of low value in landscape and heritage terms and therefore, any future planning applications in relation to Werneth Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Werneth Mill



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West Street
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OL1 1UT



Woodend Mill



Physical Characteristics

Address: Hartshead Street, Lees, Oldham, OL4 5DR

Orientation: Northern Block: South-west, Southern Block: North-east.

Floor Plan Depth: Northern Block - approx. 12m, Southern Block - approx. 10.5m

Floorspace Estimate: 2,284sqm

No. of floors: Northern Block - 3, Southern Block - 1.

No. Chimneys: 0

Description:

The two mill blocks are a conglomeration of a number of small industrial buildings, which are used by various businesses. There are residential properties to the north, north-east, south-west and north-west of the site. To the east is a large area of open space. At the end of South Hill (to the west) are two small industrial units which are currently occupied, although they are nestled between numerous residential properties. The site has a limited amount of curtilage space which is situated within the centre of the site.



Planning History:

PA/053120/07 - Erection of steel fabricated industrial unit. Granted: 28th June 2007.



Woodend Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Within 120m of Lees Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: Low.

Historical interest: 1856 cotton mill replaced burnt out Thackeray Mill. Much altered/reduced.

Architectural interest: Stone built three storey building with flat roof and large rectangular windows with stone lintels and cills. Warehouse late 19th century and stone built with timber internal structure single storey aligned with stream bank.

Setting: End of residential area behind tall stone wall. Surrounded by woodland, no views in or out.

Experience: Active use but limited access.

Communal value: None.



Woodend Mill



Planning Policy

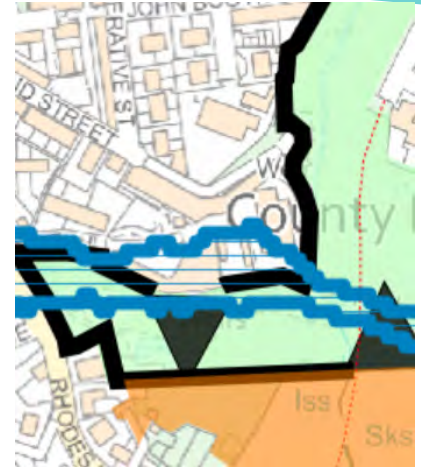
Current Designation: The site is not designated, although the southern block is stated as being in a flood zone.

SHLAA 2020: SHA0066 (Discounted Site).

Other:

Affordable Housing Requirement:

All residential development of 15 dwellings and above, in line with national guidance, will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the council's satisfaction that this is not viable. This target is based on the findings of the AHEVA, but will be monitored and reviewed over the lifetime of the LDF to ensure that it is still appropriate.



Accessibility

Services: The site has good access to a range of services. The majority of them are available within close proximity of the site.

Bus Services: The site has very good access to a number of frequent services which operate various routes. They are mostly available from bus stops situated along High Street/A669.

Rail Services: There are no train stations within a reasonable distance of the site.

Tram Stops: The closest tram stop is Oldham Mumps which is 1.8 mile away.

Overall, the site performs relatively well in accessibility terms.



Woodend Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: Buildings appear to be in active use, if so VBC cannot be used.

Condition: Good

Housing Potential: Medium

Employment Potential: Low

Woodend Mill



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site.

Ecology: There is a priority habitat to the east and south of the site, both within 20m of the site boundary. Lees New Road green corridor and Thornley Brook east (protected open land) are situated to the east and south of the site. The mill buildings could also be a potential habitat for protected species.

Flood Risk: Most of the site is situated in flood zone 1, however, there is a small part of the southern mill block that is situated in flood zone 3. The risk of surface water flooding across the site varies from high to very low.

PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Woodend Mill is not designated for any specific land use purpose within the adopted Local Plan and is deemed to be white land. The site is currently used for a variety of employment uses; however, the site is adjacent to a large residential area.

The site comprises of previously developed land and is situated in a reasonably accessible location. The site has been identified as being of low value in both landscape and heritage terms. It is therefore considered that the site could be redeveloped to provide housing, with the possibility to convert the main mill building as part of the scheme, however the southern area of the site is constrained due to flooding. However, if the issues regarding flooding can be resolved, then the site is considered suitable to provide residential dwellings. The site may therefore present a long-term option for housing as part of the comprehensive regeneration of the wider industrial estate.

Any future proposals in relation to Woodend Mill should be assessed in line with the recommended policy approach for LOW PRIORITY sites.

Woodend Mill



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