



Appendix 5

High Priority Site Appraisals

Ace Mill

(Gorse Mill No.2)



Physical Characteristics

Address: Whitegate Lane, Chadderton, Oldham, O19 9RJ

Orientation: West/south-west

Floor Plan Depth: Upper floors: approx. 41m, Lower floors (1st and 2nd storey): approx. 73m.

Floorspace Estimate: 28,880sqm

No. of floors: Main block has 6 floors with the eastern elements having 2 floors and the sheds to the west appear to be single storey.

No. Chimneys: 0

Description:

The site has fairly limited curtilage space, with the majority of it being to the north/north-west of the mill which is predominantly used for parking. There is another area of the site to the south that is accessed via Whitegate Lane, although this appears to be used more as a service and storage area. Gorse Mill is to the north/north-east of the site. There is a row of terraced residential properties which front Whitegate Lane to the east of the site. Broadway (A663) is to the south/south-east of the site. There are commercial and industrial buildings to the west/north-west of the site.



Planning History:

No relevant planning history.



Ace Mill

(Gorse Mill No.2)



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): 3

Statement of Significance

Archaeological interest: HER value medium chimney and boiler house demolished.

Historical interest: Built prior to 1914. Platts machinery, Urmson & Thompson engine. Used for aircraft manufacture 1914-18, first spun cotton 1919.

Architectural interest: Red brick construction six storey, steel and concrete internal structure. Large rectangular windows with concrete surrounds. Corner pilasters, restrained embellishments, tower, engine house and rope drive.

Setting: Commercial setting, backs onto Costco car park. Group value with Gorse and Ram Mills.

Experience: Ace mill contributes to group value with Gorse Mill. Alone it contributes very little.

Communal value: Associations with former use and group value with Gorse Mill.



Ace Mill

(Gorse Mill No.2)



Planning Policy

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

SHLAA 2020: SHA1608 (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, although the majority of services are not in close proximity of the site but are available within 1 mile.

Bus Services: There are various bus stops available, which are accessible from the site and provide various frequent services and routes.

Rail Services: The closest train station is Moston, which is only 0.9 mile from the site.

Tram Stops: The closest tram stop is South Chadderton, which is approx. 0.8 mile away from the site. Despite both tram and train being near to 1 mile away they are still accessible.

Overall, the site performs well in accessibility terms.



Ace Mill

(Gorse Mill No.2)



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



Ace Mill

(Gorse Mill No.2)



Other Planning Constraints

Trees: There are no TPOs on the site.

Ecology: The Rochdale Canal is approx. 240m west/south-west of the site and is identified as 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. Most of the site is identified as being at low risk of flooding from surface water, although an area adjacent to the south-eastern elevation of the mill is at high risk.

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

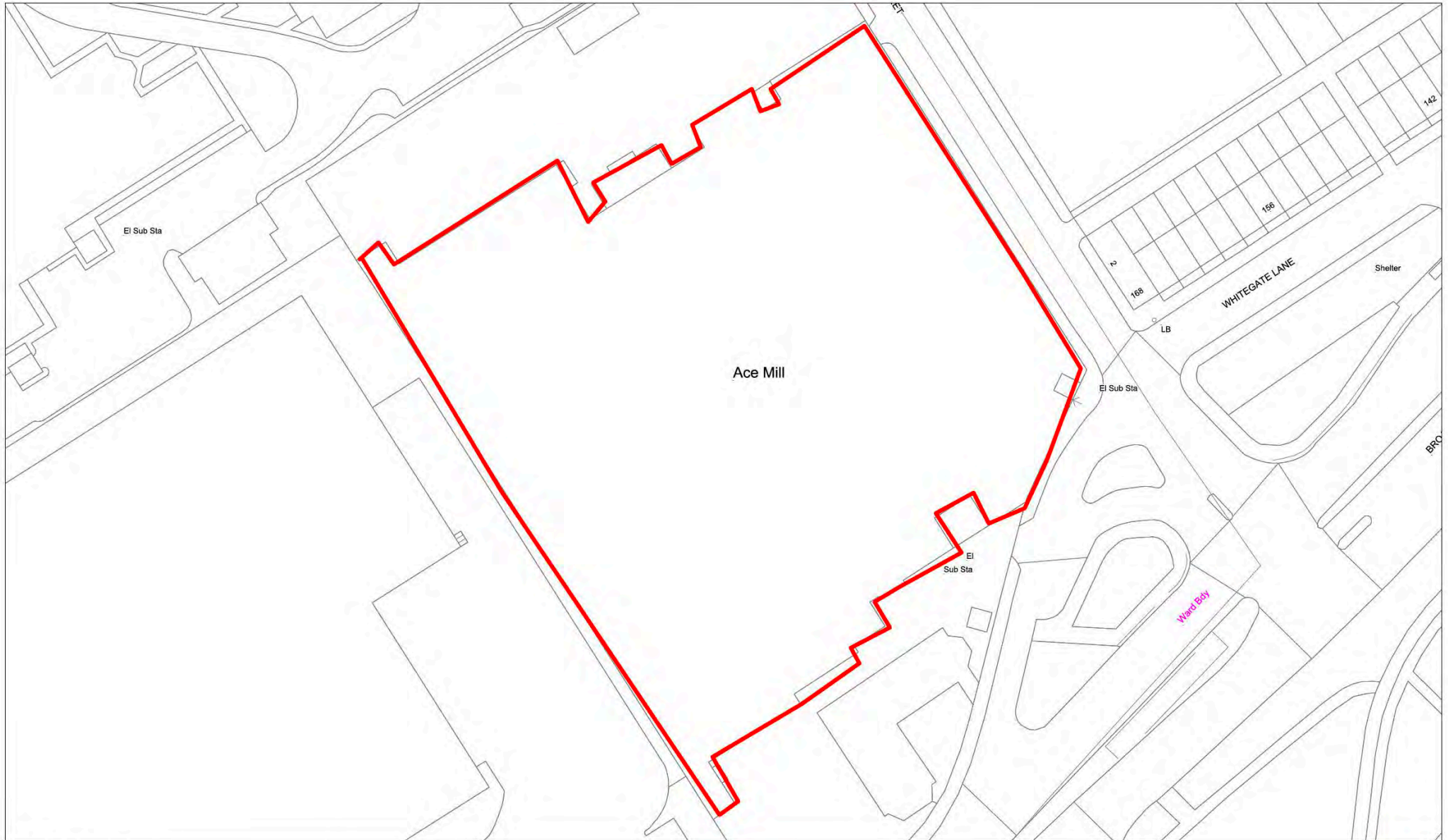
Strategy / Action Plan:

Ace Mill is currently in active employment use and lies within a designated Business Employment Area. It is therefore expected that the site will be retained in employment use in line with the existing allocation and any proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle. It is not considered that the site offers potential for new housing development in the short to medium term in view of its location within an established BEA.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

The site has been assessed as being of high value in landscape terms and medium heritage value. Ace Mill has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

Ace Mill



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Oldham Council
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West Street
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Bell Mill



Physical Characteristics

Address: Claremont Street, Hathershaw, Oldham, OL8 3EJ.

Orientation: North

Floor Plan Depth: approx. 43m

Floorspace Estimate: 20,559sqm

No. of floors: 5

No. Chimneys: 0



Description:

The mill has a fairly large amount of curtilage. There is a service road running around the perimeter of the mill with the main parking area on the south-eastern part of the site. Hathershaw College is to the north of the site, with residential properties to the east. Werneth Golf Club is to the south, along with sports facilities and playing fields to the west. The main vehicle access to the site is via Claremont Street. The mill is currently used by a textile manufacturer.

Planning History:

PA/055578/08 - (1) Erection of new canopy (2) Single storey building forming garage (3) Additional car parking spaces. Granted: 24th October 2008



Bell 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 low.

Historical interest: 1904. Cotton mill associative value with Potts and Son & Hennings. Platts machinery. George Saxon engine.

Architectural interest: Brick construction, five storeys, steel and concrete internal structure. Rectangular windows in pairs per bay. Terracotta brickwork and pillars to top storey between windows. Lowered tower to north east with staggered windows and arched window with bell symbol to top floor. Engine house, weaving shed, chimney, offices.

Setting: Good relationship with terraced housing surrounding. Set back from roadside behind trees to frontage but sits comfortably within setting. Tower and architectural detail adds to integrity.

Experience: Good condition and contributes activity to the area with positive impact.

Communal value: Associations with former use, visual relationship with terraced housing. In active use.



Bell Mill



Planning Policy

Current Designation: Not designated. The site is adjacent to the Green Belt (which is to the west of the site).

SHLAA 2020: SHA0077 (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 good level of access to various services, with a number of services available within 1 mile of the site.

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

Rail Services: The closest train station is Ashton-Under-Lyme which is 2.5 miles away.

Tram Stops: The nearest tram stop is Oldham King Street, 1.3 miles north.

Overall, the site performs relatively well in accessibility terms.

Bell Mill



Viability

CIL: Non-adopted

Viability Area: VA5

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

Condition: Good

Housing Potential: Low

Employment Potential: Medium

Bell Mill



Other Planning Constraints

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

Ecology: The site is adjacent to a priority habitat. The site is also a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, which indicates that the site has a less than 1 in 1000 annual probability of fluvial flooding. Most of the site is identified as being at very low risk of flooding from surface water, although certain areas of the site are identified as being at medium risk and high risk of surface water flooding.

PRoW: Footpath 56 OLDH is adjacent to the southern boundary of the site.

Bell Mill



Strategy / Action Plan:

Bell Mill lies towards the southern edge of Hathershaw to the west of Ashton Road, however, it is not subject to any specific land use designations within the adopted Development Plan. The mill is in active employment use occupied by a home textile manufacturing business and is well maintained and remains in good condition.

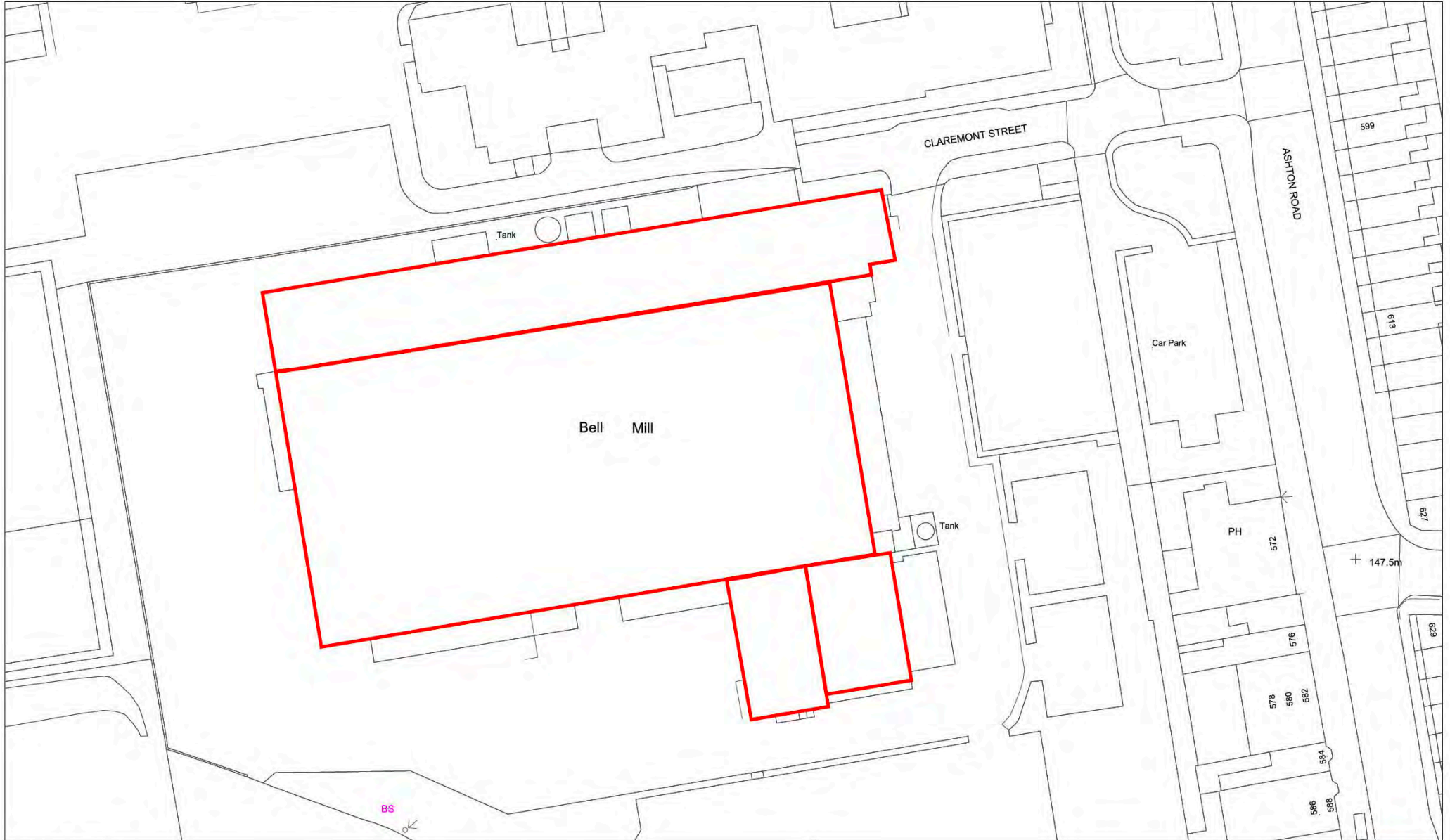
Bell Mill is therefore expected to remain in employment use in the short to medium term, although may offer potential for housing development in the longer term should the current employment use cease given the site lies within a predominantly residential area.

While Bell Mill has a large floorplate, the depth means that it would be possible to cut out an atrium and have dual aspect accommodation either side of a central atrium. At 43 metres there would potentially be scope for a plan depth of 7m (apartment) 2metre (corridor) and 7m (apartment) making 16 metres around the outside of the building with a 10 metre atrium which should deliver reasonable natural daylight to the units. The mill also enjoys a large area of curtilage with parking available. The building itself is in good condition and many of the apartments would have a pleasant outlook over Green Belt land. The main constraint with respect to this mill is the end sales values given that it is located in the lower value area.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Bell Mill has been assessed as being of high value in both landscape and heritage terms. The site has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

Bell Mill (Claremont St)



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Briar Mill



Physical Characteristics

Address: Beal Lane, Shaw, OL2 8PJ

Orientation: West

Floor Plan Depth: approx. 41m

Floorspace Estimate: 40,776sqm

No. of floors: Main block has 5, the southern built addition has 3 floors.

No. Chimneys: 0

Description:

The mill is part of a very large industrial site. Lilac Mill is connected to Briar Mill (via a link bridge) and is situated to the south-east. The Metrolink tram line runs along the western boundary of the site. Due to Briar Mill being part of a conglomeration of large buildings on the site, the curtilage appears to be shared, due to the area being one large industrial/commercial site. The area to the east of Briar Mill appears to be used as a service road to access Lilac Mill, but also provides a small amount of parking provision. To the north/north-west of the site is another large industrial/commercial site. There are also a number of terraced residential properties which front Beal Lane, to the north-east of the site. There is a large vehicle parking area to the east of the mill and Lilac Mill to the south. On the other side of the Metrolink line which runs along the western boundary, is a large supermarket.

Planning History:

PA/025145/89 - Conversion of existing mill to comprise mail order distribution centre, incorporating Briar Mill and link bridge. Granted: 8th February 1990.



Briar 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): 3

Statement of Significance

Archaeological interest: HER value low.

Historical interest: 1906 by Briar Mill Co. Associative value with PS Stott. Platts machinery. George Saxon engine.

Architectural interest: Brick construction, steel and concrete internal structure. Tall, thin rectangular windows closely spaced with concrete surrounds. Some restrained embellishments to brickwork. Tower modified with circular top windows.

Setting: Good relationship with terraced housing surrounding. Set on edge of settlement with views of Briar Mill and neighbouring mills contributing to group value.

Experience: Large industrial area within surrounding residential areas. Character of mills contributes to sense of place.

Communal value: Associations with former use, visual relationship with terraced housing. In active use.



Briar Mill

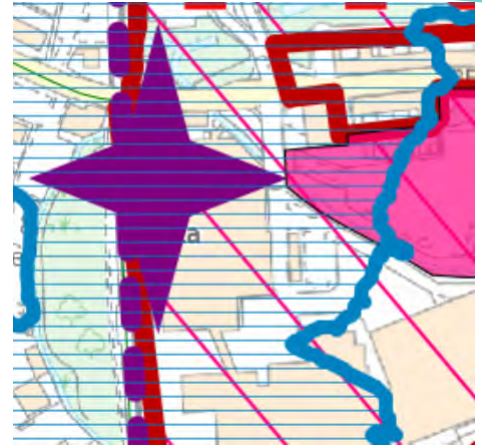


Planning Policy

Current Designation: The site is situated in a Business Employment Area and a flood zone. There is a Business and Industry Allocation to the east of the mill.

SHLAA 2020: SHA1620 (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 very good access to services, due to the site being in close proximity (approx. 350m) to the centre of Shaw.

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

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is over 4 miles away.

Tram Stops: Shaw and Crompton tram stop is directly adjacent to the site, as the Metrolink line runs along the western boundary of the site.

The site is considered to perform very well in accessibility terms, due to the site being in very close proximity to the Metrolink line and having very good access to a number of frequent bus services.



Briar Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Low

Employment Potential: High

Briar Mill



Other Planning Constraints

Trees: There are a number of TPO's and a TPO area directly adjacent to the east of the site.

Ecology: Shaw Side SBI is approx. 300m south-west of the site. The site could also be a potential habitat for protected species.

Flood Risk: The entire site is situated in flood zone 2, however the northern part of the mill is identified as being in flood zone 3. This is due to the fact that the River Beal is in close proximity to the site and runs close to the northern and western peripheries of the site. The entire site varies in the risk level of surface water flooding from high to very low. The northern and eastern areas adjacent to the mill are identified as being at high and medium risk of surface water flooding, whilst the western area is at medium and low risk. There are only a few small areas of the site - to the south of Briar Mill - that are at a very low risk level. The majority of the site is identified as being at low, medium or high risk of surface water flooding.

PRoW: Footpath 1 CROMP runs directly adjacent to the north-east of Briar Mill.

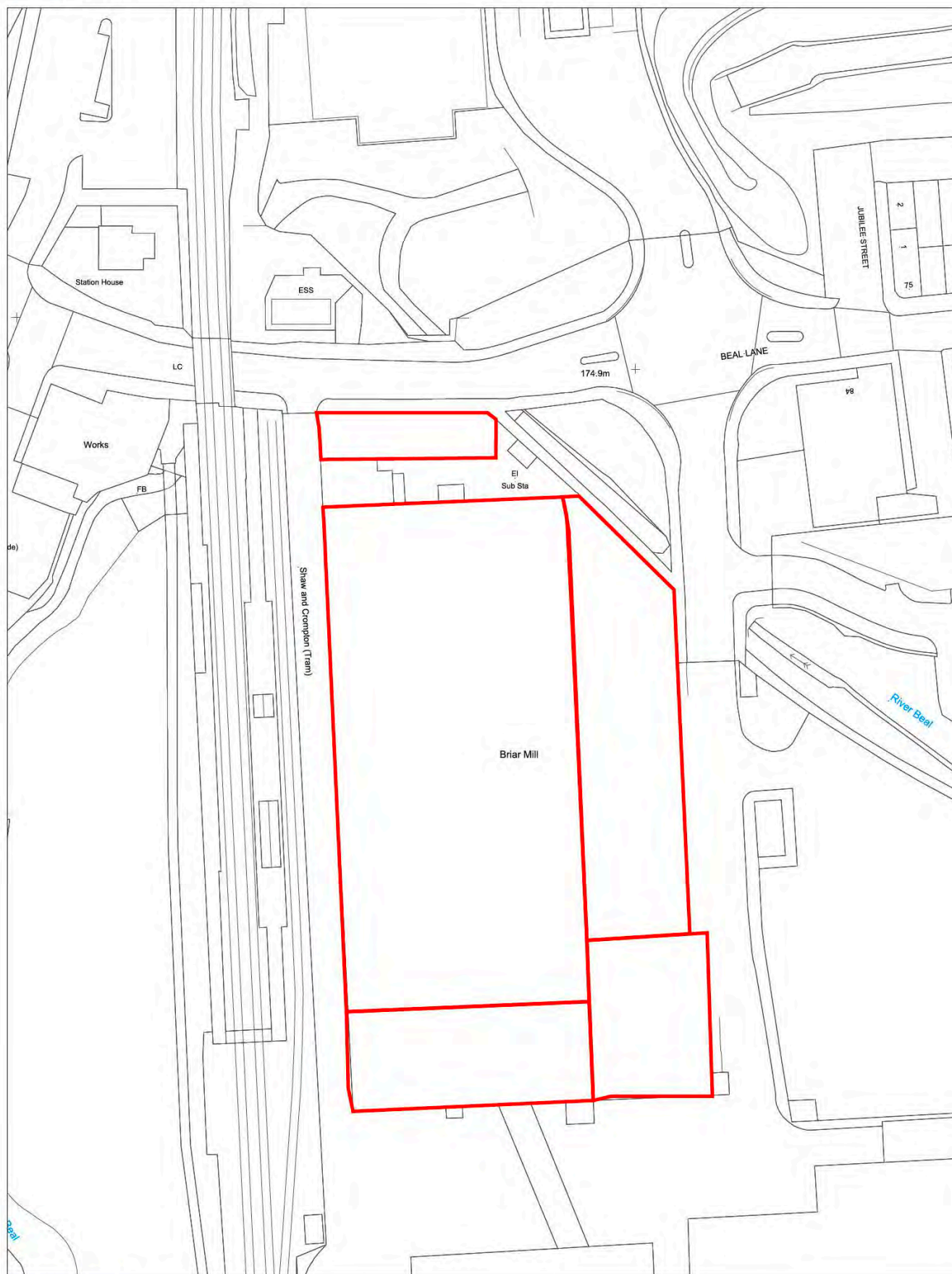
Summary:

Briar Mill is located within a designated 'Business Employment Area' and is currently in active employment use. The site is surrounded by other employment uses (commercial / industrial). Due to the surrounding land uses, it is evident that there is no scope for the site to be used for residential purposes. Therefore, the existing employment use should be retained in line with the allocation.

It is therefore wholly apparent that the most appropriate future land use for Briar 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 high value in landscape (due to its scale and the group value of neighbouring mills) and medium value in heritage terms. However, any future planning applications in relation to Briar Mill should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Briar Mill



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Oldham
 Council

Cairo Mill



Physical Characteristics

Address: Greenacres Road, Waterhead, Oldham, OL4 3EX

Orientation: East

Floor Plan Depth: approx. 42m

Floorspace Estimate: 17,239sqm

No. of floors: 6

No. Chimneys: 0



Description:

Cairo Mill is one of three mills that are grouped together - the others being Longrange/Orme Mill and Majestic Mill. To the north of the site are a number of industrial units and uses. Longrange/Orme Mill is to the east and appears to be connected to Cairo Mill via a link bridge. To the south is a large area of open space, which forms part of the Lees New Road green corridor. There are residential properties to the south-west, west and north-west of the site. The site has a large amount of curtilage space, which is situated to the south and west of the Mill. The main vehicle access point to the site is off Greenacres Road and the north-western area of the site appears to be used as a service area, whilst the rest of the curtilage is utilised for parking provision. The site is occupied by a large electronic manufacturing company.

Planning History:

No relevant planning history.



Cairo 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): 3

Statement of Significance

Archaeological interest: HER value low.

Historical interest: 1903 cotton mill. Associative value with PS Stott. Asa Lees machinery. George Sax-on engine.

Architectural interest: Red brick construction, six storeys, steel and concrete internal structure. Flat roof. Rectangular concrete type windows in pairs and in threes. Pilasters between bays. Tower to east with name to top. Engine house to north west.

Setting: Surrounded by predominantly residential area. Has group value with Orme and Majestic.

Experience: Really large site with a lot of activity. Edge of residential area.

Communal value: Associations with former use, visual relationship with terraced housing. In active use.



Cairo Mill



Planning Policy

Current Designation: Not designated

SHLAA 2020: SHA1003. 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 has adequate access to services. The site has good access to educational facilities.

Bus Services: The site has access to a few frequent bus services, with different destinations available.

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 1.3 mile away.

Overall, the site performs relatively well in accessibility terms.



Cairo Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Low

Employment Potential: Medium

Cairo Mill



Other Planning Constraints

Trees: There are no Tree Preservation Orders on the site, although there is a large TPO group approx. 50m to the west of the site.

Ecology: There is a priority habitat approx. 80m south/south-east of the site. Lees New Road green corridor is also approx. 90m to the south of the site. 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. The majority of the site is identified as being at low risk of surface water flooding, although there is a small area identified as being at high risk of surface water flooding.

PRoW: Footpath 64 OLDH runs close to the south-eastern edge of the site before it connects to footpath 63 OLDH, which runs adjacent to the southern elevation of Longrange/Orme Mill.

Strategy / Action Plan:

Cairo Mill forms part of a grouping of three mill buildings along with Longrange Mill and Majestic Mill, which lie to the south of Greenacres Road. The site is not designated for any specific land use purpose, however, all three mills within the grouping are in active employment use. It is therefore anticipated that Cairo Mill is likely to remain within employment use within the short to medium term.

It is considered that the site may however offer a suitable location for future residential development through the conversion of the mill in the long term, as part of a comprehensive development with both Longrange Mill and Majestic Mill. It is considered that a sensitive residential conversion scheme would provide an opportunity to secure the removal of a number of modern unsympathetic outbuildings and extensions to the building, as well as items of external plant and equipment that have been provided in association with the established employment uses to help better reveal the significance of the mill, along with appropriate treatment of the curtilage areas and site boundaries. However, any future application would need to be accompanied by a detailed Heritage Statement justifying the approach adopted to the conversion of the building.

Cairo Mill



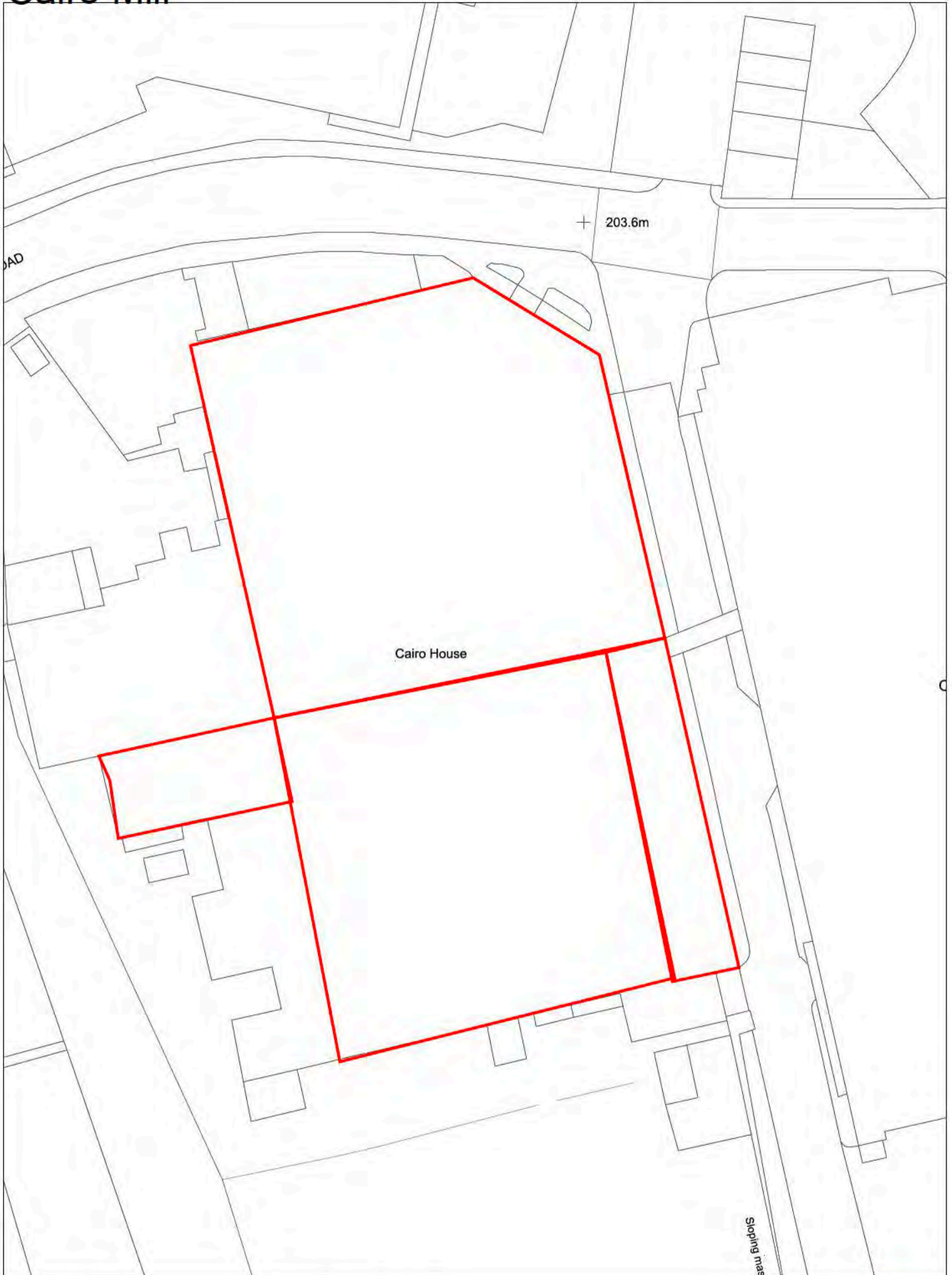
Strategy / Action Plan continued:

Cairo Mill is another large floorplate mill which would require an atrium to deliver a conversion. However, the conversion of the mills for residential purposes would appear to be feasible and potential sales values would suggest that a conversion scheme would be viable. The successful conversion may require some flexibility on the provision of affordable housing and other Section 106 contributions, which would need to be justified with a detailed viability appraisal of the conversion. There are no particular policy constraints and the site is in a sustainable location with reasonable access to surrounding services.

Cairo Mill has been assessed as being of high value in landscape and heritage terms. The site has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Cairo Mill



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West Street
Oldham
OL1 1UH



Oldham
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Earl Mill



Physical Characteristics

Address: Dowry Street, Hathershaw, OL8 2PF

Orientation: North

Floor Plan Depth: approx. 42m

Floorspace Estimate: 15,468sqm

No. of floors: 4

No. Chimneys: 0



Description:

The mill has been converted to form Earl Business Centre. There is a significant amount of established parking provision within the curtilage of the site that is associated with the business centre and is located on the eastern, southern, and western areas of the site. There are residential properties to the north of the site and allotments to the east. There are industrial buildings to the south and west of the site.

Planning History:

PA/054429/08 - (1) Single storey extension forming new entrance to building (2) Erection of 1.85m high fencing. Granted: 19th February 2008

PA/054584/08 - Change of use from existing car and truck park to siting of mobile clinic provided by the NHS. Granted: 18th April 2008

PA/041459/01 - Renovation works to existing mill building including proposed erection of new vehicle canopy and garage to part of rear elevation. Granted: 26th July 2001.



Earl 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): 3

Statement of Significance

Archaeological interest: HER value medium power system features site undeveloped.

Historical interest: 1860 rebuilt 1891 cotton mill. Associative value with PS Stott. Asa Lees machinery, Buckey & Taylor engine.

Architectural interest: Brick construction flat roof, five storey tower at north west corner and smaller tower south west corner. Name on main tower. Large rectangular brick arch windows. Corner pilasters stone details. Engine house and rope race, boiler house and brick chimney.

Setting: Good relationship with terraced housing surrounding. Lost group value with demolished Maple Mill, although Maple chimney survives in distance.

Experience: Business park within close proximity of residential and industrial activity. Adjacent to road-side, active site.

Communal value: Associations with previous use, positive local employer.



Earl Mill



Planning Policy

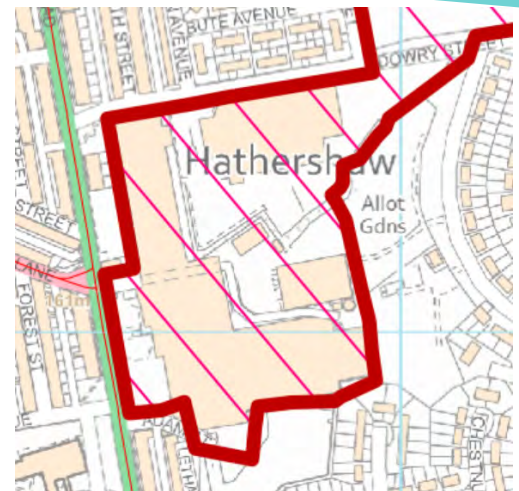
Current Designation: The site is situated in a Business Employment Area.

SHLAA 2020: SHA1637 (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: Due to the urban location of the site in the centre of Hathershaw, the site has very good access to a range of services - such as educational services, health facilities, local shops and post office.

Bus Services: There are numerous bus routes within a close proximity of the site, which operate frequent services.

Rail Services: The nearest station is Ashton-Under Lyme; however, it is 2.8 miles away.

Tram Stops: Oldham King Street is the closest tram stop, which is 1.1 miles away.

Overall, the site performs well in accessibility terms.



Earl 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

Earl Mill



Other Planning Constraints

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

Ecology: The site is a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, which indicates that the site has a less than 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, although certain areas are at low and medium risk of surface water flooding.

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

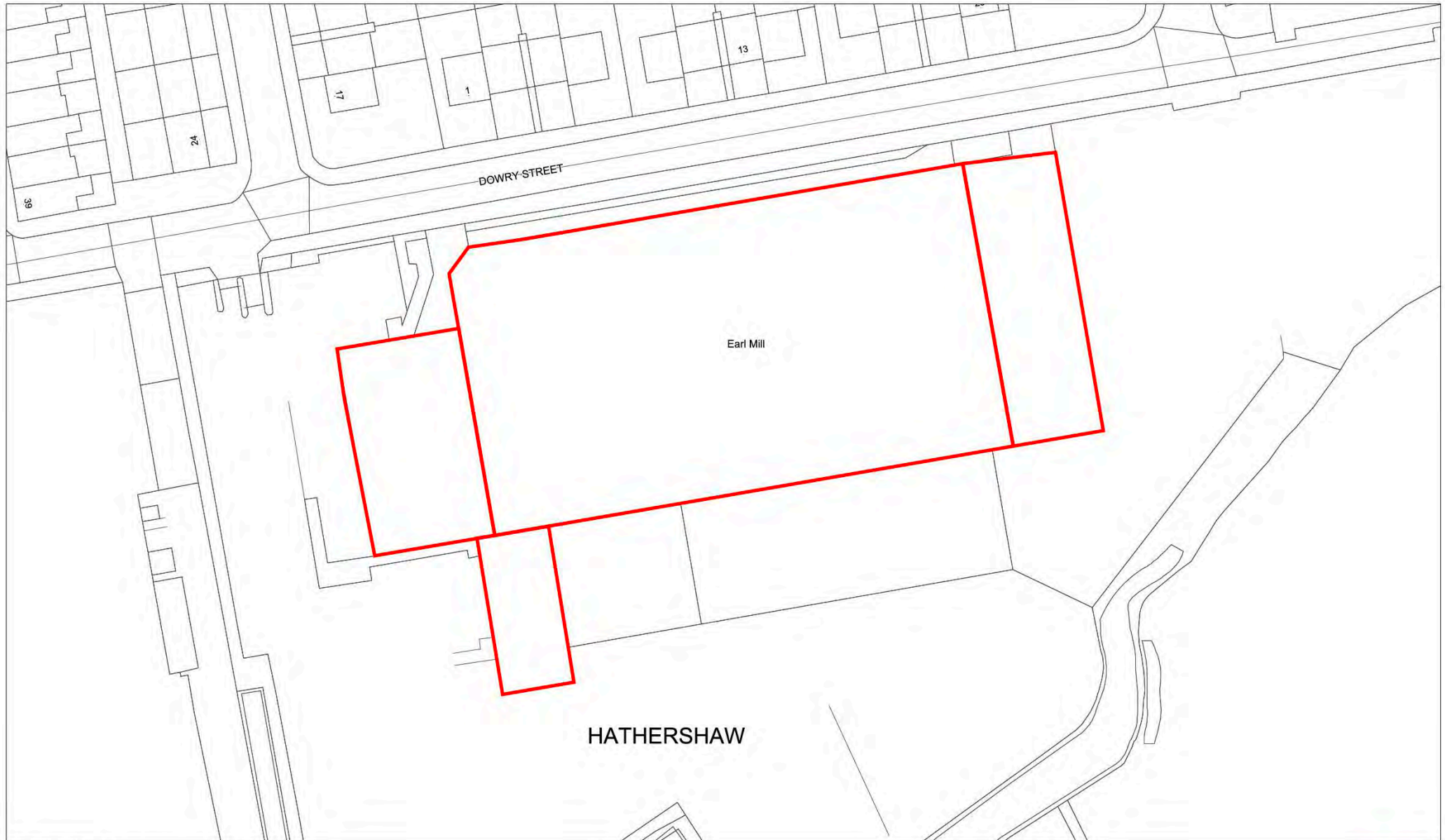
Strategy / Action Plan:

Earl Mill lies within the main urban area and forms part of an allocated Business Employment Area. The building has recently been refurbished to form Earl Business Centre, which offers affordable office space for a number of businesses. An appropriate end use which has facilitated a sensitive and high quality conversion of the mill building has therefore been secured for Earl Mill.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Earl Mill has been assessed as being of high value in both landscape and heritage terms. The site has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

Earl Mill



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Falcon Mill



Physical Characteristics

Address: Victoria Street, Chadderton, Oldham, OL9 0HB

Orientation: South-east

Floor Plan Depth: approx. 73m

Floorspace Estimate: 4,660sqm

No. of floors: 1

No. Chimneys: 0



Description:

The site is now known as Falcon Business Centre and is currently occupied by a number of businesses. There are two buildings on the south-western area of the site which are separate from the mill and appear to be more modern additions to the site, one is a nursery and the other is a driver training centre. The site is adjacent to Manor Mill, which lies to the north. There are residential properties to the east, south and west of the site. There is also a small childcare centre and nursery to the south of the site. There is a large amount of curtilage on the site, which is situated to the north, south and west of the mill. There are two vehicle entrances to the site, one on the north-eastern part of the site and the other on the south-eastern, but both access points are off Victoria Road.

Planning History:

PA/336701/15 - Single storey side extension to nursery. Granted: 6th July 2015

PA/340146/17 - Erection of a single storey side extension. Granted: 20th July 2017



Falcon Mill



Heritage

Listed Status: Not listed, although it is adjacent to Manor Mill which is Grade II listed.

Conservation Area: Situated in Victoria Street Conservation Area.

Proximity to Conservation Area: N/A

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium.

Historical interest: 1885 velvet mill. Associative value PS Stott. Buckley & Taylor engine. Oldham Velvet Manufacturing Co.

Architectural interest: Brick construction single storey of many bays. Very good examples of late 19th century brick embellishments to the offices. All roofs replaced.

Setting: Good relationship with terraced housing surrounding. Unusual extensive single storey building adjacent to street. Group value with Manor Mill.

Experience: Main road position close to road providing high visual impact. Good relationship with surrounding houses, community/school/Manor Mill.

Communal value: Associations with former use, visual relationship with terraced housing and Manor Mill. In active use, contributes positively to experience.



Falcon Mill



Planning Policy

Current Designation: Situated in a Conservation Area.

SHLAA 2020: SHA1640 (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 very good access to services, as it is in close proximity to the centre of Chadderton.

Bus Services: The site has good access to a number of frequent services which operate different routes.

Rail Services: There are no train stations within a reasonable distance - the closest train stop is Mills Hill which is 1.7 miles from the site.

Tram Stops: Westwood tram stop is approx. 0.7 mile from the site, which is another accessible form of transport.

Overall, the site performs well in accessibility terms.



Falcon Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Low

Employment Potential: Medium

Falcon Mill



Other Planning Constraints

Trees: There appears to be no specific Tree Preservation Orders on the site. Although, due to the site being situated in a Conservation Area any trees are protected under section 211 of the TCPA 1990.

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.

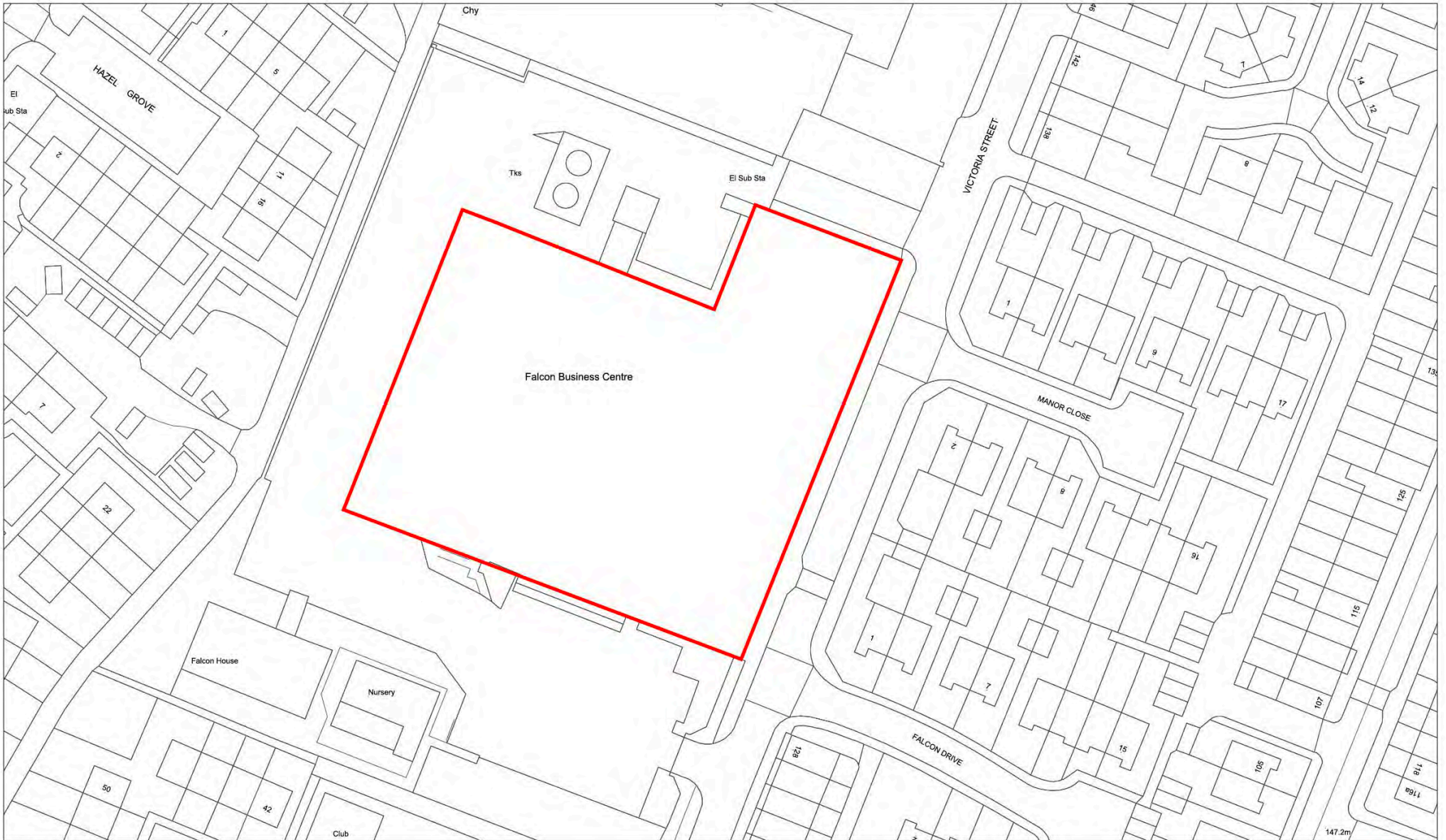
Strategy / Action Plan:

Falcon Mill is not subject to any specific land use designations within the adopted Development Plan but is located within the Victoria Street Conservation Area. The site is currently in active employment use and is expected to be retained in such use in the short to medium term.

The site has been identified as being of high value in heritage terms and makes a positive contribution to the character and appearance of the Conservation Area. In this context, there should be a clear presumption in favour of the retention of the existing buildings, which are not deemed suitable for residential conversion and, as such, the most appropriate long term use of the buildings will be for employment / commercial use and any proposals for the redevelopment / repurposing of the buildings for such uses should be deemed to be acceptable in principle.

The site has been assessed as being of high value in heritage terms and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites. It is recommended that the mill is identified as a non-designated heritage asset, however, given the location of the site within the Conservation Area meaning that consent would be required for the demolition of the building, it is not considered necessary in this case to remove permitted development rights for such works.

Falcon Mill



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Fir Mill

(Vernon Works)



Physical Characteristics

Address: High Barn Street, Royton, Oldham, OL2 6RW

Orientation: South-east

Floor Plan Depth: approx. 43m

Floorspace Estimate: 23,662sqm

No. of floors: 5 floors, although due to the topography of the site, the ground floor level is actually below ground on the eastern side of the mill.

No. Chimneys: 0

Description:

It is understood that the buildings are largely vacant and attached to the north-western elevation of Fir Mill is a significant single storey warehouse, which is a later addition to the site. The site has fairly limited curtilage space, which is used for access / servicing. Royton Primary School is situated north-east of the site. To the south/south-east of the site are a row of terraced residential properties that front High Barn Street. There are some small industrial/commercial buildings and units to the west of the site. North-west of the site is a NHS elderly person health facility. The site appears to be partially occupied.



Planning History:

DEM/346658/21 - Demolition of Mill. Prior Approval Required/Granted: 21st May 2021.

FUL/346728/21 - Full planning application for a residential development, 99 dwellings (Use Class C3) with associated infrastructure, landscaping and access from Radcliffe Street. Granted (subject to legal agreement): 19th November 2021.



Fir Mill

(Vernon Works)



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.

Historical interest: 1905 cotton mill. Associative value A Turner. Platts machinery. Scott & Hodgson engine. Fir Spinning Co Ltd.

Architectural interest: Brick construction five storey, multi ridge roof. Large brick arch rectangular windows. Corner pilasters. Sprinkler tower to the front wall. Separate lift tower to east wall. Engine house attached to west side. Boiler house and brick chimney.

Setting: Good relationship with terraced housing to south. No chimney or distinctive tower.

Experience: Set back from main road and visible behind houses but lacks a sense of presence.

Communal value: Associations with former use, visual relationship with terraced housing. In active but low frequency use.



Fir Mill

(Vernon Works)



Planning Policy

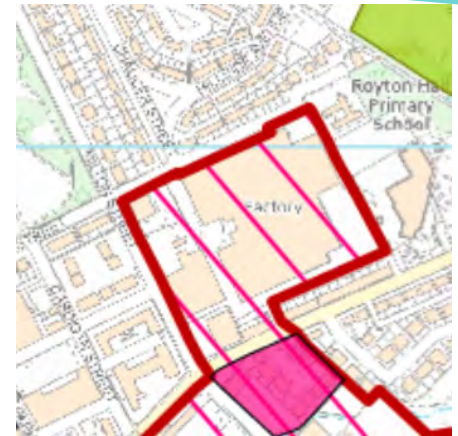
Current Designation: The site is situated in a Business Employment Area.

SHLAA 2020: SHA1026. 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 has very good access to services, which is largely down to the fact that the site is just 0.2 mile from 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 stations within a reasonable distance of the site. The closest train station is over 2.6 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 moderately in accessibility terms.



Fir Mill

(Vernon Works)



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: It is understood that the buildings are largely vacant and VBC may therefore be applicable.

Condition: Good

Housing Potential: Medium

Employment Potential: High



Fir Mill

(Vernon Works)



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. Most of the site is identified as being at very low risk of surface water flooding, although there are certain areas of the site that area higher risk level.

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

Strategy / Action Plan:

Fir Mill is currently partially occupied for employment use and forms part of a designated Business Employment Area. In line with the existing allocation and proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle.

However, Fir Mill lies to the edge of the designated employment area within a highly accessible location with residential and education uses to the north, south and east of the site. It is therefore considered, subject to demonstrating compliance with loss of employment land policies and achieving suitable levels of residential amenity for future occupants, that Fir Mill could offer a suitable location for new housing development in principle.

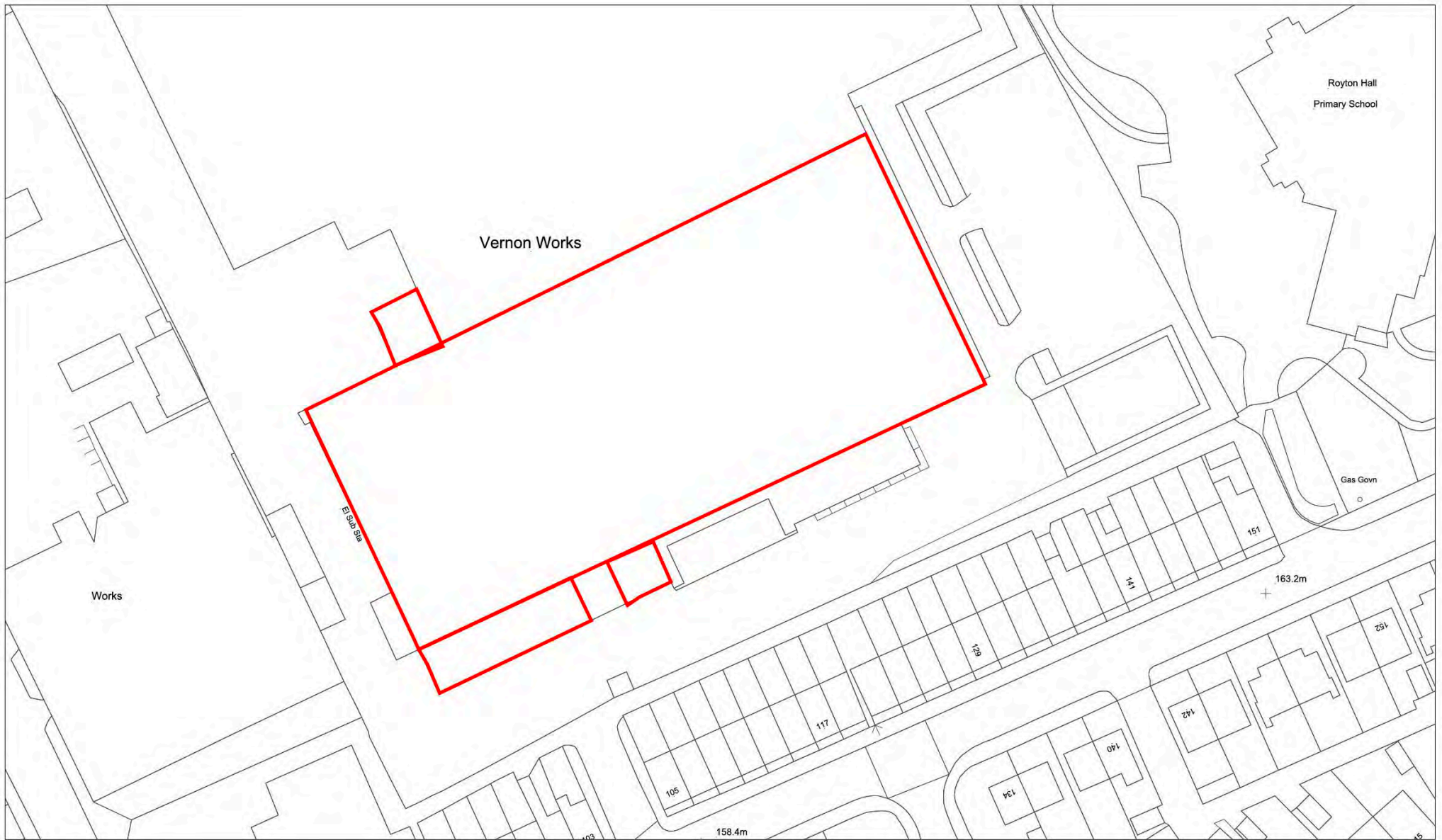
Fir Mill has been assessed as being high in landscape and medium in heritage terms, although the building has been identified as forming part of a key mill cluster and there should be a clear presumption in favour of the retention of the mill in this context. The landowner has indicated that the retention of this mill for housing would be challenging in viability terms. However, this would need to be robustly demonstrated as part of any future submission seeking the loss of the existing buildings

Any future proposals in relation to Fir Mill should be assessed in line with the recommended policy approach for HIGH PRIORITY mills in view of the landscape value. It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction.

It is noted that following the original assessment, planning permission has been granted for the demolition of the mill and a separate consent for the erection of 99no. dwellings with associated development. This evidently represents a material change in circumstances that may need to be factored in by the Council in the drafting of a mil policy as part of the emerging Development Plan.



Fir Mill



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Gorse Mill No.1



Physical Characteristics

Address: Gorse Street, Chadderton, Oldham, OL9 9QL

Orientation: South-east

Floor Plan Depth: approx. 43m

Floorspace Estimate: 19,020sqm

No. of floors: 5



Description:

The mill benefits from extensive curtilage areas. Adjacent to the south-west elevation of the mill are the main parking provisions which are accessed via Gorse Street. There is a large service area on the north/north-western area of the site, which is accessed via a right turn at the end of Gorse Street. To the east/north-east of the site are various commercial units including a supermarket (Lidl) and a fast food restaurant (McDonalds). There is a commercial building to the south-east of the site which is currently used by a lighting company. To the south is a row of terraced residential properties which front Whitegate Lane. Ace Mill (Gorse Mill No.2) is situated to the south-west, with other industrial/commercial buildings to the west. Ram Mill is north-west of the site, although there is a plot of land between the two mills, which currently has consent for the erection of a distribution warehouse.

Planning History:

PA/345266/20 - Proposed new warehouse development comprising of ten number units (use classes of B1 / B2 / B8). Ongoing.



Gorse Mill No.1



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): 3

Statement of Significance

Archaeological interest: HER value low.

Historical interest: 1908 cotton mill. Associative value with PS Stott. Asa Lees machinery. Urmson & Thompson engine. For Gorse Mill Ltd and later occupied by the Combined Egyptian Mills Ltd.

Architectural interest: Red brick construction, five storeys, steel and concrete internal structure. Flat roof. Tall rectangular multi paned windows. Pilasters between the bays. Restrained embellishments on brickworks. Tower with pyramidal top is to the south west corner. Engine house demolished, rope drive intact, no boiler house or chimney.

Setting: Busy central location set back from main road but visible behind remaining row of terraces, pyramidal cap adds to character. Group value with Ace and Ram Mills.

Experience: Busy environment, active site, lost original context but views/experience alongside Ace Mill of value.

Communal value: Association with former use, local employer contributes to positive experience.



Gorse Mill No.1



Planning Policy

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

SHLAA 2020: SHA1649 (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, with a range of key services located within 1 mile of the site.

Bus Services: There are various bus stops within easy walking distance of the site which provide various frequent service and routes.

Rail Services: The closest train station is Moston, which is only 0.9 mile from the site.

Tram Stops: The closest tram stop is South Chadderton, which is approx. 0.9 mile away from the site.

Overall, the site performs well in accessibility terms.



Gorse Mill No.1



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Medium

Employment Potential: High

Gorse Mill No.1



Other Planning Constraints

Trees: There are no TPOs on the site.

Ecology: There is a priority habitat approx. 200m north-east of the site. The Rochdale Canal is approx. 360m west/south-west of the site, which is identified as 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. The south-west and north-western areas of the site are identified as being at low risk of surface water flooding, although directly adjacent to the western corner of the mill is an area that is identified as being at high and medium risk of flooding from surface water.

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

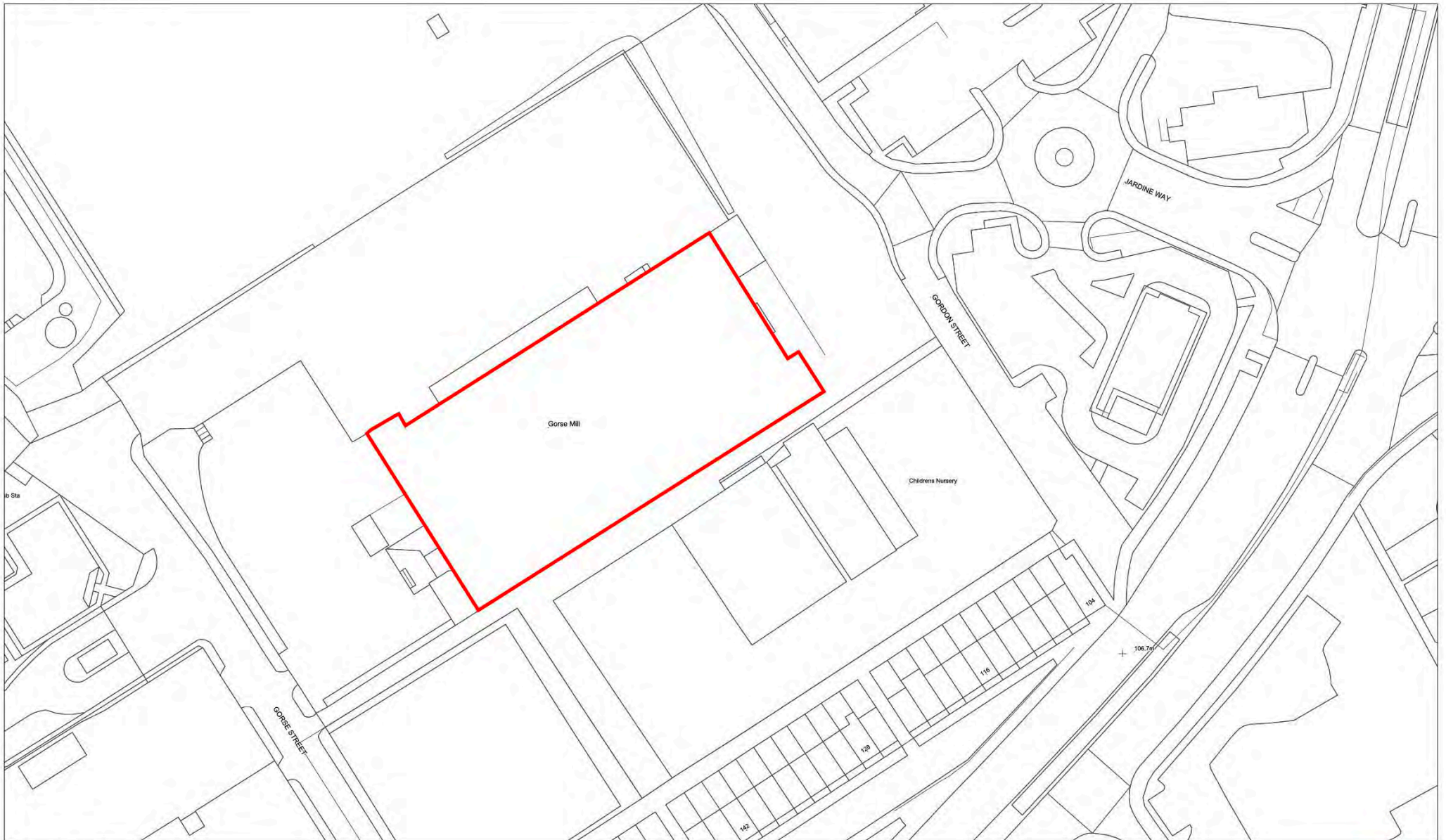
Strategy / Action Plan:

Gorse Mill No. 1 lies within the main urban area and is currently in active employment use forming part of a Business Employment Area allocation. It is therefore expected that the site will be retained in employment use in line with the existing allocation and any proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle. It is not considered that the site offers potential for new housing development in the short to medium term in view of its location within an established BEA.

The site has been assessed as being of high value in landscape and heritage terms. Gorse Mill No.1 has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Gorse Mill 1



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Heron Mill



Physical Characteristics

Address: Heron Street, Hollins, Oldham, OL8 4JS

Orientation: South-east

Floor Plan Depth: Ground Floor: approx. 53m
Upper floors: approx. 43m

Floorspace Estimate: 20,539sqm

No. of floors: 5

No. Chimneys: 0



Description:

There is a fairly large amount of land within the curtilage of the site, in particular adjacent to the north-western elevation of the mill. There are 3 vehicular access points to the site, one off Heron Street to the east, one off Mill Gate to the west and another off Colenso Street to the north. There are residential properties to the north, east and south of the site and Oasis Academy Oldham (a secondary school) to the west of the site.

Planning History:

PA/342207/18 - Alterations to existing vehicular and pedestrian access onto Heron Street including replacement of section of fence to Heron Street boundary, installation of bollards, new pedestrian gate, new vehicle access gate and other associated works. Granted: 20th November 2018

PA/342273/18 - Replacement windows and external alterations to building comprising painted block-work and loading bays (Part Retrospective). Granted: 7th February 2019.



Heron 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): 1

Statement of Significance

Archaeological interest: HER value medium, power system features undeveloped.

Historical interest: 1905 cotton mill. Associative value with PS Stott. Asa Lees machinery. George Lees engine. For Heron Mill Co. Ltd.

Architectural interest: Red brick construction five storeys. Tall rectangular windows, flat roof, pilasters between bays. Some embellished stonework. Tower to south west corner and projecting tower north west end. Engine house north west corner in poor condition. Boiler house and brick chimney. warehouse.

Setting: Residential area with school to south-west. Retains relationship with some terraced housing.

Experience: Quiet location with low level activity. Building in good condition although engine house disused and in poor condition.

Communal value: Association with former use. Site in good overall condition.



Heron Mill



Planning Policy

Current Designation: The site is not designated.

SHLAA 2020: SHA1660 (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 good level of access to services in particular educational facilities, with both primary and secondary schools in close proximity to the site. A large number of key services are available within 0.5 mile of the site.

Bus Services: There are a reasonable amount of bus services within the vicinity of the site that operate frequent services.

Rail Services: There are no train stops within a reasonable distance of the site, as the closest stop is at Moston which is 2.3 miles away.

Tram Stops: The closest tram stop is approx. 1.2 miles away (Hollinwood Metrolink stop).

Overall, the site performs well in accessibility terms.



Heron Mill



Viability

CIL: Non-adopted

Viability Area: VA5

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

Condition: Very Good

Housing Potential: Low

Employment Potential: High



Heron Mill



Other Planning Constraints

Trees: There are no TPOs either on or adjacent to the site.

Ecology: The site is 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 deemed to be at very low risk of surface water flooding.

PRoW: Footpath 169 OLDH is situated on the opposite side of Colenso Street but runs northwards away from the site.

Strategy / Action Plan:

Heron Mill occupies a highly accessible location within the main urban area, however, is not subject to any specific land use or environmental designations within the adopted Development Plan. The mill is in active employment use and is in good condition following recent investment, including the installation of replacement windows and other associated external alterations. It is therefore anticipated, in view of the established use and recent investment in the building, that Heron Mill will remain in employment use in the short to medium term.

The site may offer potential for housing development in the longer term should the current employment use cease given the site lies within a predominantly residential area. However, the site lies within Value Area 5 and, as such, viability may well be a key issue in terms of any future residential conversion scheme.

Heron Mill has been assessed as being of high value in both landscape and heritage terms. The site has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Heron Mill



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Ivy Mill



Physical Characteristics

Address: Mitre Street, Failsworth, Oldham, M35 9BY

Orientation: West

Floor Plan Depth: Ground floor: approx. 52m, Upper floors: approx. 40m

Floorspace Estimate: 15,011sqm

No. of floors: 5

No. Chimneys: 1



Description:

The site is now Ivy Business Centre with associated parking areas located to the south and west of the mill. There are various industrial and commercial units and uses to the north, east and south of the site, although there is a row of residential properties to the east which front Crown Street and are nestled between smaller industrial units and Mitre Street. The Rochdale Canal runs along the western boundary of the site.

Planning History:

PA/023710/89 - Change of use of part of ground floor to retail sales. Refused: 13th April 1989.

PA/044887/03 - Conversion of 3rd and 4th floor of mill from manufacturing use to office accommodation and office space to let, and creation of new and alteration to existing vehicular access points to site. Granted: 15th July 2003.

PA/332994/12 - Change of use to D1 nursery and childcare facility.
Granted: 20th December 2012.

PA/335859/14 - Change of Use from storage to fitness studio.
Granted: 24th November 2014.

PA/338397/16 - Change of Use of Unit G3 to D2 (leisure) fitness studio.
Granted: 22nd July 2016.



Ivy Mill



Heritage

Listed Status: Not listed

Conservation Area: The site is situated within Failsworth Pole Conservation Area.

Proximity to Conservation Area: -

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: HER value medium power system features undeveloped.

Historical interest: 1890 cotton mill. Associative value with George Schofield. Engine Timbly Bates and Pollit & Wigzell.

Architectural interest: Brick construction five storey spinning mill. Rectangular windows with flat brick tops, stone cills. Multi ridge roof. Pilasters, sprinkler tower north west corner. Internal engine house. Brick chimney and boiler house. Blue brick embellishment between the storeys.

Setting: Main road, commercial area with housing beyond. Canal side location with views from bridge over waterway.

Experience: Canal side location and group value with others along this stretch.

Communal value: Canal side/footpath location contributes positively to use of footpath/leisure.



Ivy Mill



Planning Policy

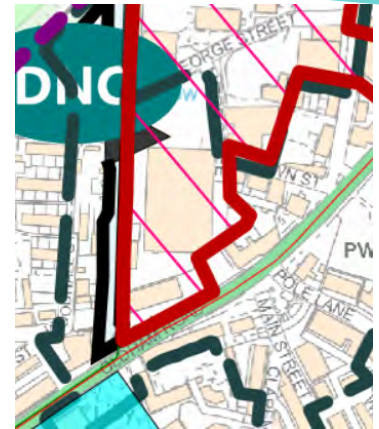
Current Designation: The site is situated in a Business Employment Area.

SHLAA 2020: SHA1665 (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 within 0.1 mile of the centre of Failsworth. Therefore the site has very good access to a range of services.

Bus Services: The site is in close proximity to bus stops which operate frequent services and provide various routes. The closest bus stop is within 100 yards of the site and is situated on Oldham Road (A62), which runs along the southern boundary of the site.

Rail Services: Moston is the closest train station which is just 1.2 mile from the site.

Tram Stops: The site is just 0.4 mile from Failsworth Tram stop.

Overall, the site performs very well in accessibility terms.



Ivy Mill



Viability

CIL: Non-adopted

Viability Area: VA4

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

Condition: Good

Housing Potential: Low

Employment Potential: High



Ivy Mill



Other Planning Constraints

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

Ecology: The Rochdale Canal is adjacent to the western boundary of the site, which 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. The majority of the site is identified as being at low risk of surface water flooding.

PRoW: Footpath 3 FAILS runs along the western boundary of the site along the Rochdale Canal.

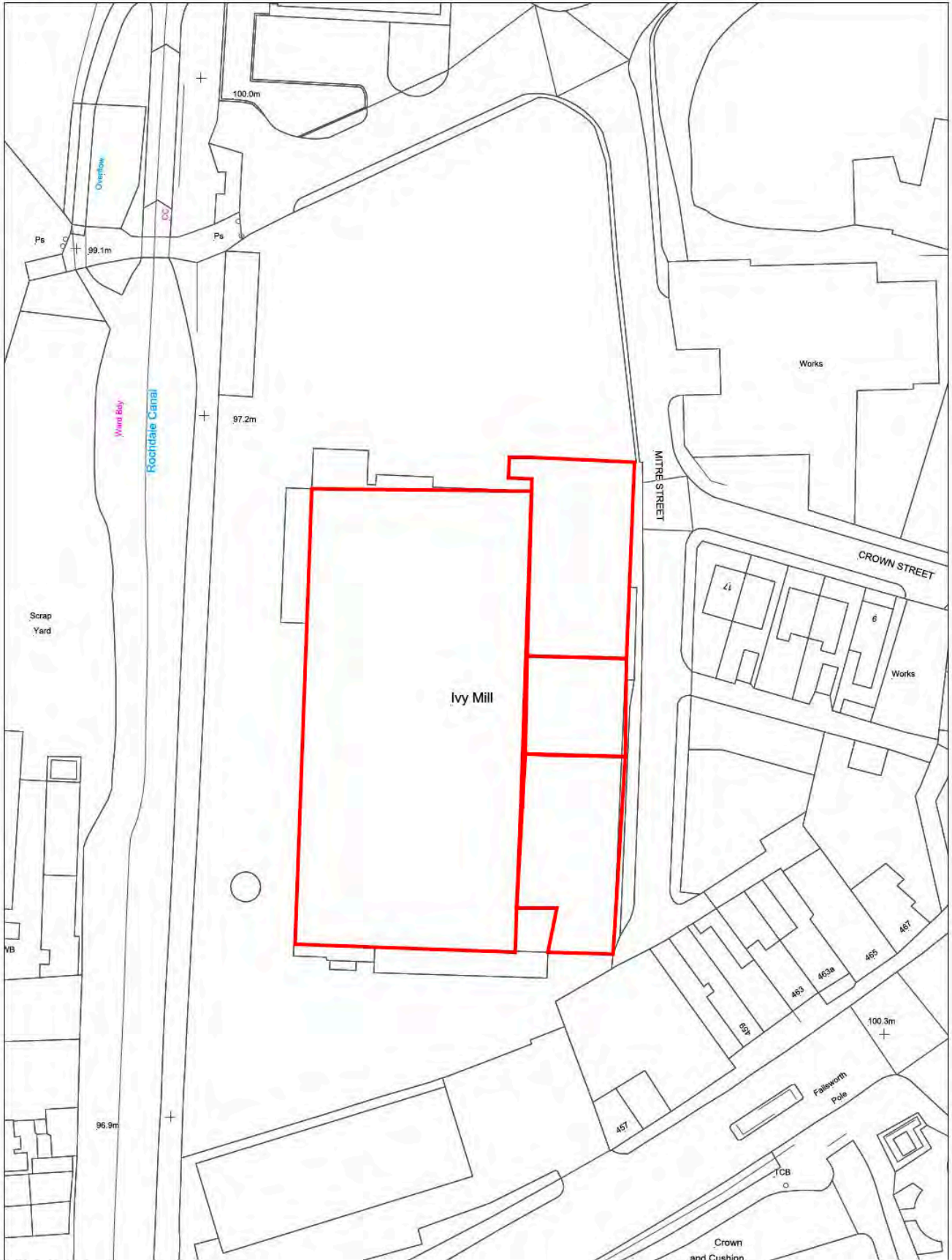
Strategy / Action Plan:

Ivy Mill lies within the main urban area and forms part of an allocated Business Employment Area. The building has recently been refurbished to form the Ivy Business Centre, which offers affordable office space of varying sizes for a number of businesses. An appropriate end use which has facilitated a sensitive and high quality conversion of the mill building has therefore been secured for Ivy Mill and no specific interventions are required in relation to this mill.

Ivy Mill has been assessed as being of high value in both landscape and heritage terms. The site has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Ivy Mill



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Longrange Mill (Orme Mill)



Physical Characteristics

Address: Greenacres Road, Waterhead, Oldham, OL4 3NS

Orientation: West

Floor Plan Depth: Upper floors - approx. 33m, Lower floors - approx. 42.

Floorspace Estimate: 11,295sqm

No. of floors: 3

No. Chimneys: 0



Description:

Longrange/Orme Mill is one of three mills that are grouped together - the others being Majestic and Cairo Mills. There is a small curtilage area on the north-eastern part of the site that is currently used for parking provision, with the main curtilage space situated to the south of the site, which is accessed via a road that runs between Longrange Mill and Cairo Mill. Greenacres Road runs along the northern boundary of the site, and there are some small industrial units/buildings to the north-west of the site. There is a public house and some green open space to the north-east of the site. Majestic Mill is directly east of the site. To the south of the site is a large green open space, which is a green corridor that follows the River Medlock. Cairo Mill is to the west of the site but is situated at a higher ground level than Longrange Mill.

Planning History:

No relevant planning history.



Longrange Mill

(Orme 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): 3

Statement of Significance

Archaeological interest: HER value medium power system features.

Historical interest: 1908 cotton mill. Associative value with FW Dixon & Son. T Holt/Tweedale & Smalley machinery. George Saxon engine.

Architectural interest: Red brick construction with steel and concrete internal structure. Tall rectangular windows and flat roof. Sprinkler tower to north west corner. Pilasters between bays. Restrained embellishments. Three storey offices. Engine house to north east corner. Three storey warehouse, no chimney or boiler house.

Setting: Commercial area on edge of residential area. Group value with Cairo and Majestic Mills. Located on incline.

Experience: Really large site with a lot of activity. Edge of residential area.

Communal value: Associations with former use, visual relationship with terraced housing. In active use.



Longrange Mill (Orme Mill)



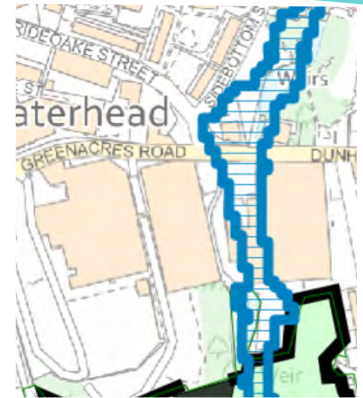
Planning Policy

Current Designation: Not designated

SHLAA 2020: SHA1331. 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 has adequate access to services. The site has good access to educational facilities, in particular primary schools. However, other necessary services are further afield.

Bus Services: The site has access to a few frequent bus services, with different destinations available.

Rail Services: There are no train stations within accessible distance of the site, the closest train station is Greenfield, which is approx. 2.8 miles away.

Tram Stops: The closest tram stop is Oldham Mumps which is 1.4 mile away.

Overall, the site performs relatively well in accessibility terms.



Longrange Mill

(Orme Mill)



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Fair

Housing Potential: Low

Employment Potential: Medium



Longrange Mill

(Orme Mill)



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site. Although, there appears to be numerous mature trees on the south-eastern area of the site.

Ecology: The site is adjacent to Lees New Road green corridor - which is to the south- and there is a priority habitat area directly adjacent to the south-eastern corner of the mill building. The site is also a potential habitat for protected species.

Flood Risk: The site is identified as being situated in flood zone 1, however it is worth noting that the River Medlock runs within close proximity, to the east/south-east of the site. Where the River Medlock exits the culvert, which runs under Majestic Mill (which is to the east of Longrange/Orme Mill) that area is identified as being in flood zone 3. The majority of the site is identified as being at low risk of surface water flooding.

PRoW: Footpath 62 OLDH is directly adjacent to the east of the mill, however it is at the same ground level as Majestic Mill. Footpath 63 OLDH is directly adjacent to the southern elevation of Longrange Mill.

Strategy & Action Plan:

Longrange Mill forms part of a grouping of three mill buildings along with Cairo Mill and Majestic Mill, which lie to the south of Greenacres Road. The site is not designated for any specific land use purpose, however, all three mills within the grouping are within active employment use. It is therefore anticipated that Longrange Mill is likely to remain within employment use within the short to medium term.

It is considered that the site may however offer a suitable location for future residential development through the conversion of the mill, as part of a comprehensive development with both Cairo Mill and Majestic Mill. It is considered that a sensitive residential conversion scheme would provide an opportunity to secure the removal of a number of modern unsympathetic outbuildings and extensions to the building, as well as items of external plant and equipment that have been provided in association with the established employment uses to help better reveal the significance of the mill, along with appropriate treatment of the curtilage areas and site boundaries. However, any future application would need to be accompanied by a detailed Heritage Statement justifying the approach adopted to the conversion of the building.

Longrange Mill

(Orme Mill)



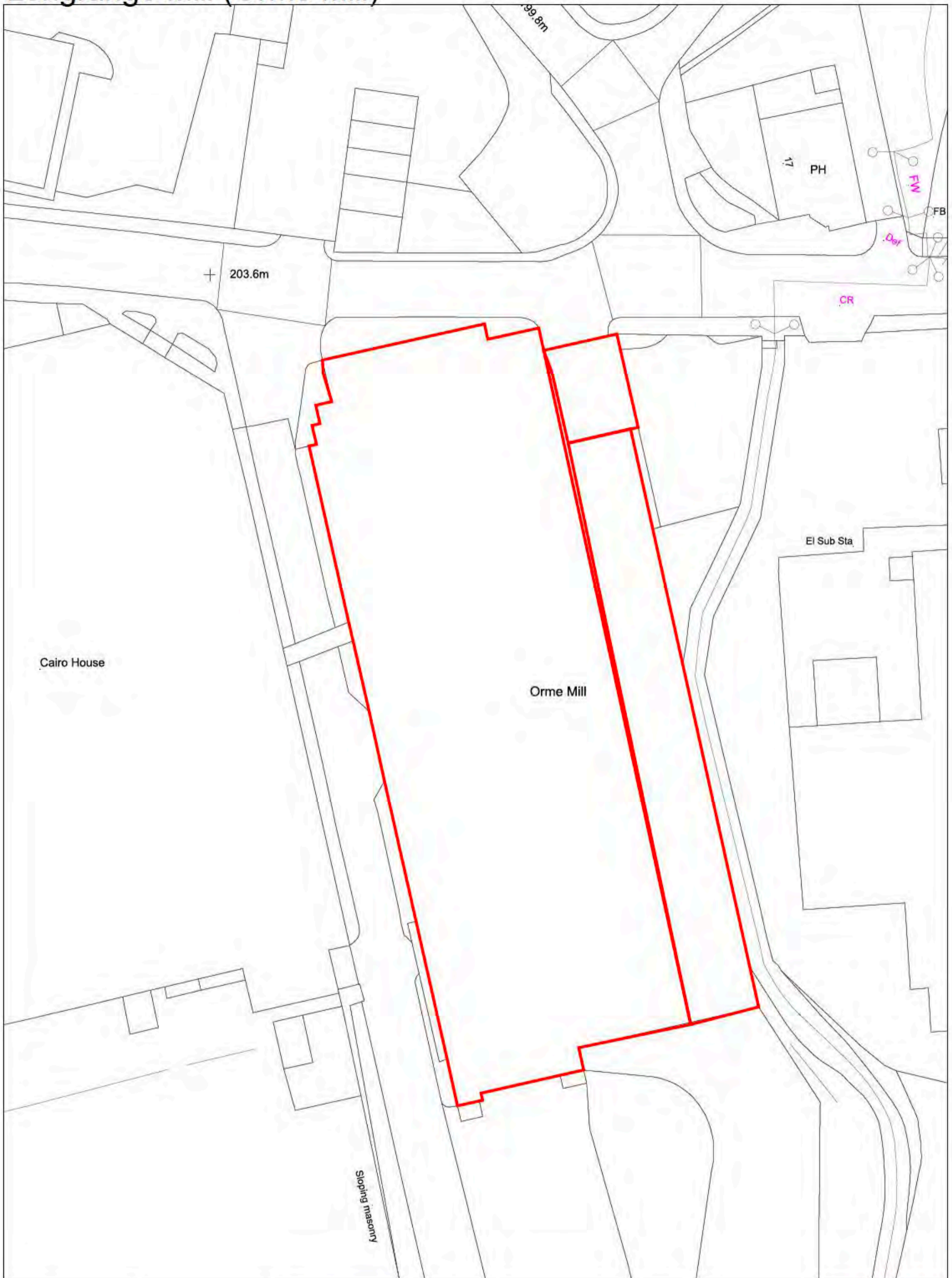
Strategy / Action Plan continued:

Similar to Cairo Mill, there are no particular policy constraints, and the site is in a sustainable location with reasonable access to surrounding services. The structure of the building is slightly more challenging due to the changes in width of the floorplates, however, a successful conversion is considered to be feasible based on the initial high level assessment that has been undertaken, although the conversion may require some flexibility on the provision of affordable housing and other Section 106 contributions, which would need to be justified with a detailed viability appraisal of the conversion. A larger scale redevelopment of this and Cairo Mill / Majestic Mill may appeal to those developers who would be looking to create a critical mass to create a new community with complementary community facilities.

Longrange Mill has been assessed as being of high value in both landscape and heritage terms. The site has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Longrange Mill (Orme Mill)



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Civic Centre
West Street
Oldham
OL1 1UH



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Majestic Mill

(Lower Mill)



Physical Characteristics

Address: Dunham Street, Waterhead, Oldham, OL4 3NT

Orientation: North

Floor Plan Depth: approx. 42m

Floorspace Estimate: 20,346sqm

No. of floors: 5

No. Chimneys: 0



Description:

Majestic Mill is one of three mills that are grouped together - the others being Longrange/Orme Mill and Cairo Mill. Greenacres Road runs along the northern boundary of the site and is where the main vehicle access point is situated, with another access point off Turner Street which is to the east. To the north is an area of green open space with two public houses that front Greenacres Road. There are residential properties, north-east, east and south-east of the site. To the south is a large green open space, which is a green corridor that follows the River Medlock. Orme Mill is situated to the west of Majestic Mill. The main curtilage areas are situated on the north-western and south-western areas of the site, both of which appear to be used as service areas for the businesses that currently occupy Majestic Mill.

Planning History:

PA/334417/13 - Change of use to pre-school nursery. Granted: 18th October 2013. (N.B this application related to Majestic house, which is attached to the northern elevation of Majestic Mill).



Majestic Mill

(Lower 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): 3

Statement of Significance

Archaeological interest: HER value medium site of earlier mill and power system features.

Historical interest: 1903 cotton mill. Associative value with FW Dixon. Howard & Bullough/Platts machinery. J & W McNaught engine. Built by Majestic Mill Co on site of former Lower Mill.

Architectural interest: Red brick construction, five storeys, steel and concrete internal structure. Rectangular windows with flat brick tops. Flat roof. Tower to south-west corner. Pilasters and yellow brick coursing. Engine house to north west.

Setting: Surrounded by predominantly residential area. Has group value with Orme and Cairo.

Experience: Really large site with a lot of activity. Edge of residential area.

Communal value: Associations with former use, visual relationship with terraced housing. In active use.



Majestic Mill

(Lower Mill)



Planning Policy

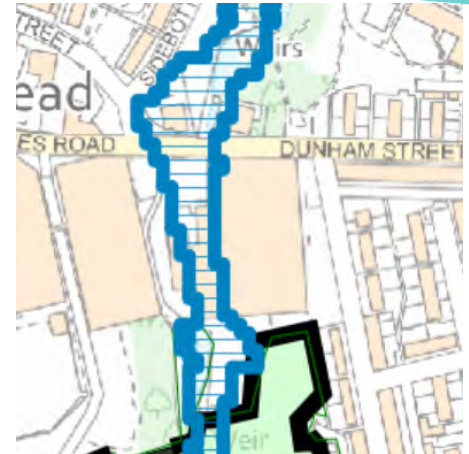
Current Designation: Not designated but it is highlighted that it is in a flood zone.

SHLAA 2020: SHA1332. 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 has adequate access to services. The site has good access to educational facilities, in particular primary schools.

Bus Services: The site has access to a few frequent bus services, with different destinations available.

Rail Services: There are no train stations within accessible distance of the site, the closest train station is Greenfield, which is approx. 2.8 miles away.

Tram Stops: The closest tram stop is Oldham Mumps which is 1.5 mile away.

Overall, the site performs relatively well in accessibility terms.



Majestic Mill

(Lower Mill)



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Fair

Housing Potential: Low

Employment Potential: Medium

Majestic Mill

(Lower Mill)



Other Planning Constraints

Trees: There appears to be no Tree Preservation Orders on the site. Although, there appears to be numerous mature trees on the eastern and south-eastern areas of the site.

Ecology: The site is adjacent to Lees New Road green corridor - which is to the south- and it is also adjacent to a priority habitat area. The site is also a potential habitat for protected species.

Flood Risk: The River Medlock runs directly under the western side of the site. Despite this, the site appears to be situated in flood zone 1. However, where the River Medlock enters and exits the underground culvert is identified as flood zone 3, both of these areas are next to the site. The majority of the site is identified as being at low risk of surface water flooding.

PRoW: Footpath 62 OLDH runs along the western edge of the site.

Strategy / Action Plan:

Majestic Mill forms part of a grouping of three mill buildings along with Cairo Mill and Longrange Mill, which lie to the south of Greenacres Road. The site is not designated for any specific land use purpose, however, all three mills within the grouping are within active employment use. It is therefore anticipated that Majestic Mill is likely to remain within employment use within the short to medium term.

It is considered that the site may, however, offer a suitable location for future residential development through the conversion of the mill, as part of a comprehensive development with both Cairo Mill and Longrange Mill. It is considered that a sensitive residential conversion scheme would provide an opportunity to secure the removal of a number of modern unsympathetic outbuildings and extensions to the building, as well as items of external plant and equipment that have been provided in association with the established employment uses to help better reveal the significance of the mill, along with appropriate treatment of the curtilage areas and site boundaries. However, any future application would need to be accompanied by a detailed Heritage Statement justifying the approach adopted to the conversion of the building.

Majestic Mill

(Lower Mill)



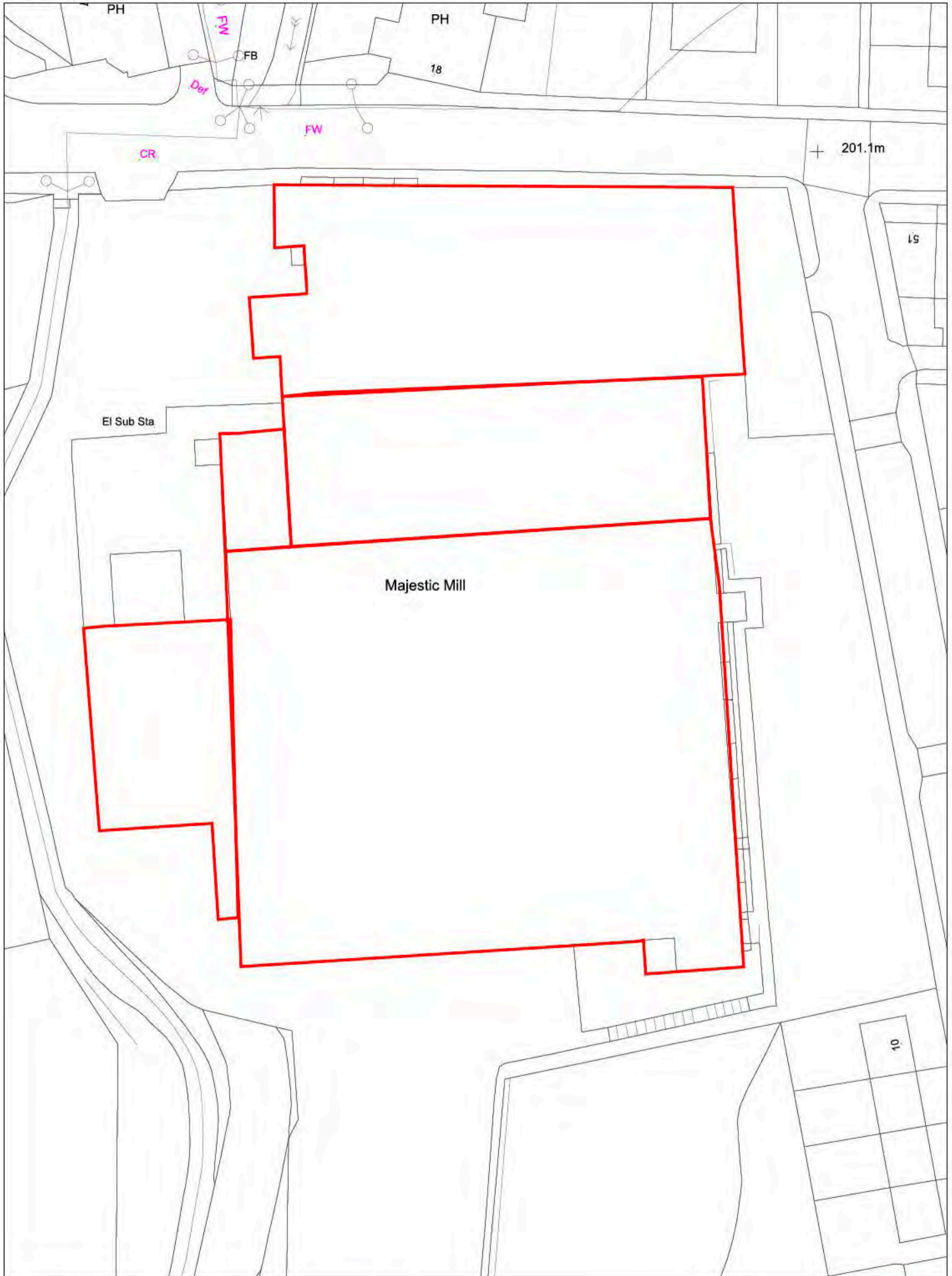
Strategy / Action Plan continued:

Majestic is a mill that would require an atrium in order to deliver an apartment scheme. The deep floor-plate means that the gross to net ratio could remain reasonably high and the end sales values could generate a return which would make a conversion viable provided a realistic existing use value is adopted by the landowner. There are areas of flood risk that would need to be addressed as part of a planning application but other than that there are relatively few other planning constraints.

Majestic Mill has been assessed as being of high value in landscape and heritage terms. The site has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Majestic Mill



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UH



Oldham
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Malta Mill



Physical Characteristics

Address: Mills Hill Road, Chadderton, Oldham, M24 2EE

Orientation: West

Floor Plan Depth: Ground floor: approx. 50m, Upper floors: approx. 41m

Floorspace Estimate: 18,364sqm

No. of floors: 5

No. Chimneys: 0



Description:

The mill building occupies the overwhelming majority of the site with a limited area of parking to the north. There are other industrial/commercial units and uses to the north and to the west of the site. The Rochdale Canal is adjacent to the site to the east. There is a row of terraced residential properties to the south of the site, which front Mills Hill Road.

Planning History:

No relevant planning history.



Malta 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): 3

Statement of Significance

Archaeological interest: HER value medium, power system features.

Historical interest: 1905 cotton mill. Associative value with FW Dixon. Platts machinery. Buckley & Taylor engine.

Architectural interest: Constructed of red brick with steel and concrete internal structure. Flat roof, large rectangular brick arch windows. Simple corner pilasters. Tower with full arched windows to north-west corner. Engine house attached to north-east corner. Warehouse of brick, one storey and basement to the east of the mill. No boiler house, chimney or offices.

Setting: Canal side location with engine house and tower. Group value with Preserve Works on opposite side of road.

Experience: Industrial/commercial area. In use but as storage/management, little activity.

Communal value: Associations with former use, although some terraced housing nearby it has lost visual connection. In active use.



Malta Mill



Planning Policy

Current Designation: Not designated

SHLAA 2020: SHA1680 (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: There are a range of services within approx. 1.5 mile of the site.

Bus Services: There are various bus stops situated in close proximity to the site, which operate frequent services on various routes.

Rail Services: The site is just 0.3 mile from Mills Hill train station, where there are regular train services in operation.

Tram Stops: The closest tram stop is over 2 miles from the site.

Overall, the site performs moderately in accessibility terms.



Malta Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Low

Employment Potential: High



Malta Mill



Other Planning Constraints

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

Ecology: The Rochdale Canal is adjacent to the eastern boundary of the site and 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 low risk of surface water flooding.

PRoW: Footpath 23 CHADD runs along the bank of the Rochdale Canal, however it is situated on the other side of the canal from the site.

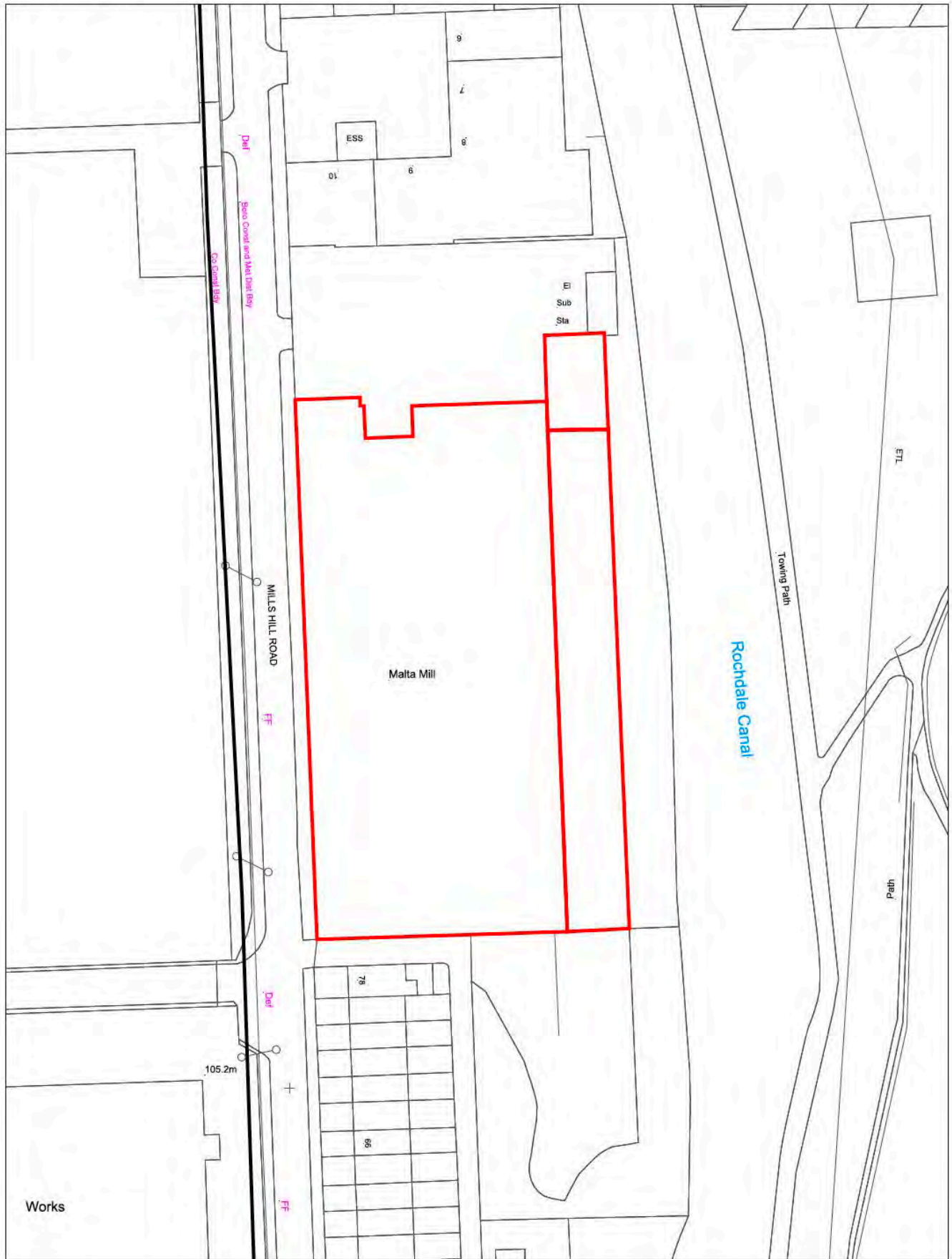
Strategy / Action Plan:

Malta Mill lies within the main urban area, however, it is not subject to any specific land use or environmental designations within the adopted Development Plan. The site does form part of an established industrial / trading estate and the mill is in active employment use. It is therefore considered that employment use is most appropriate for Malta Mills in the context of the surrounding land uses and any proposals for the repurposing / refurbishment of the building for such uses should be deemed acceptable in principle.

Malta Mill has been assessed as being of high value in landscape and heritage terms. However, any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Malta Mill



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 OL1 1UT



Marlborough Mill (No.1)



Physical Characteristics

Address: Mellor Street, Failsworth, Oldham, M35 0HT

Orientation: North/north-west

Floor Plan Depth: Ground Floor: approx. 58m
Upper floors: approx. 43m

Floorspace Estimate: 25,965sqm

No. of floors: 4

No. Chimneys: 1



Description:

The mill benefits from extensive curtilage, the majority of which is to the north of the mill and can be accessed from both Ridgefield street (to the east) and Mellor Street (to the west). The external areas to the north of the building are currently used for parking and as a service area where HGVs can access the numerous loading bays along the northern elevation of the mill.

There are other commercial buildings and uses to the north of the site, as well as a row of terraced residential properties to the north-east. To the east is the former site of a large depot, which was recently demolished, planning permission was granted for residential development. Rochdale Canal runs adjacent to the southern boundary of the site. To the west is now a large Morrisons Superstore, which is situated on the site of a cleared mill building that formed part of the Marlborough Mills complex.

Planning History:

No relevant planning history.

Marlborough Mill (No.1)



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 low.

Historical interest: 1905 cotton mill. Associative value with PS Stott. Asa Lees machinery. George Lees engine. For Heron Mill Co. Ltd.

Architectural interest: Red brick construction, steel and concrete internal structure. Tall rectangular windows. Pilasters between bays. Some brick embellishments. Attached engine house.

Setting: Prominent canal side location with lock gates. Large mill with engine house and chimney all contributing to group value.

Experience: Busy retail area to south-east and surrounded by housing. In use for distribution but poorly maintained to street side.

Communal value: Associations with former use, some value through nearby terraced housing and canal side location/footpath.



Marlborough Mill (No.1)



Planning Policy

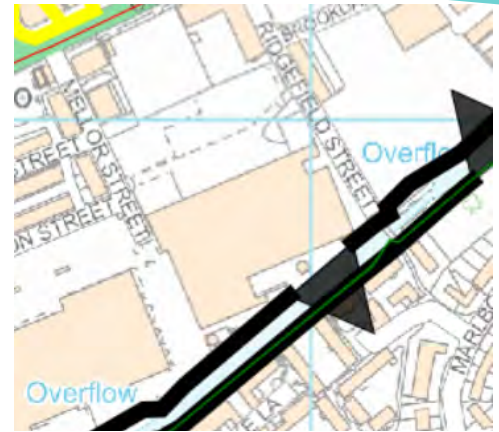
Current Designation: The site is not designated.

SHLAA 2020: SHA1683. 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 has very good access to a range of services, with a number of services available along Oldham road (A62).

Bus Services: There are various frequent bus services in operation along Oldham Road (A62), which is to the north of the site. The closest bus stop is just 150 yards from the site.

Rail Services: Moston Train station is the closest station, which is 1.4 mile from the site.

Tram Stops: Failsworth tram stop is only 0.5 mile from the site.

Overall, the site performs very well in accessibility terms.



Marlborough Mill (No.1)



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



Marlborough Mill (No.1)



Other Planning Constraints

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

Ecology: The Rochdale Canal is adjacent to the southern boundary of the site, which 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 the 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. The majority of the site is identified as being at low risk of surface water flooding. Although, an area adjacent to the northern elevation of the mill is identified as being at a high risk of surface water flooding.

PRoW: Footpath 7 FAILS runs along the Rochdale Canal, although the public right of way is on the opposite side of the canal from the site.

Strategy / Action Plan:

The site lies within the main urban area, although is not designated for any specific land use within the adopted Development Plan. The surrounding area is relatively mixed in character accommodating a range of residential, retail and commercial uses. The site is currently in active employment use and it is anticipated that Marlborough Mill (No.1) is likely to remain in such use in the short to medium term.

However, in the context of the mixed character of the surrounding area, the site may however offer a suitable location for future residential development through the conversion of the mill and it is considered that a sensitive residential conversion scheme would provide an opportunity to secure the removal of a number of modern unsympathetic additions to the building (external plant etc.) associated with the established employment uses to help better reveal the significance of the mill, along with appropriate treatment of the curtilage areas and site boundaries. However, any future application would need to be accompanied by a detailed Heritage Statement justifying the approach adopted to the conversion of the building.

Marlborough Mill (No.1)



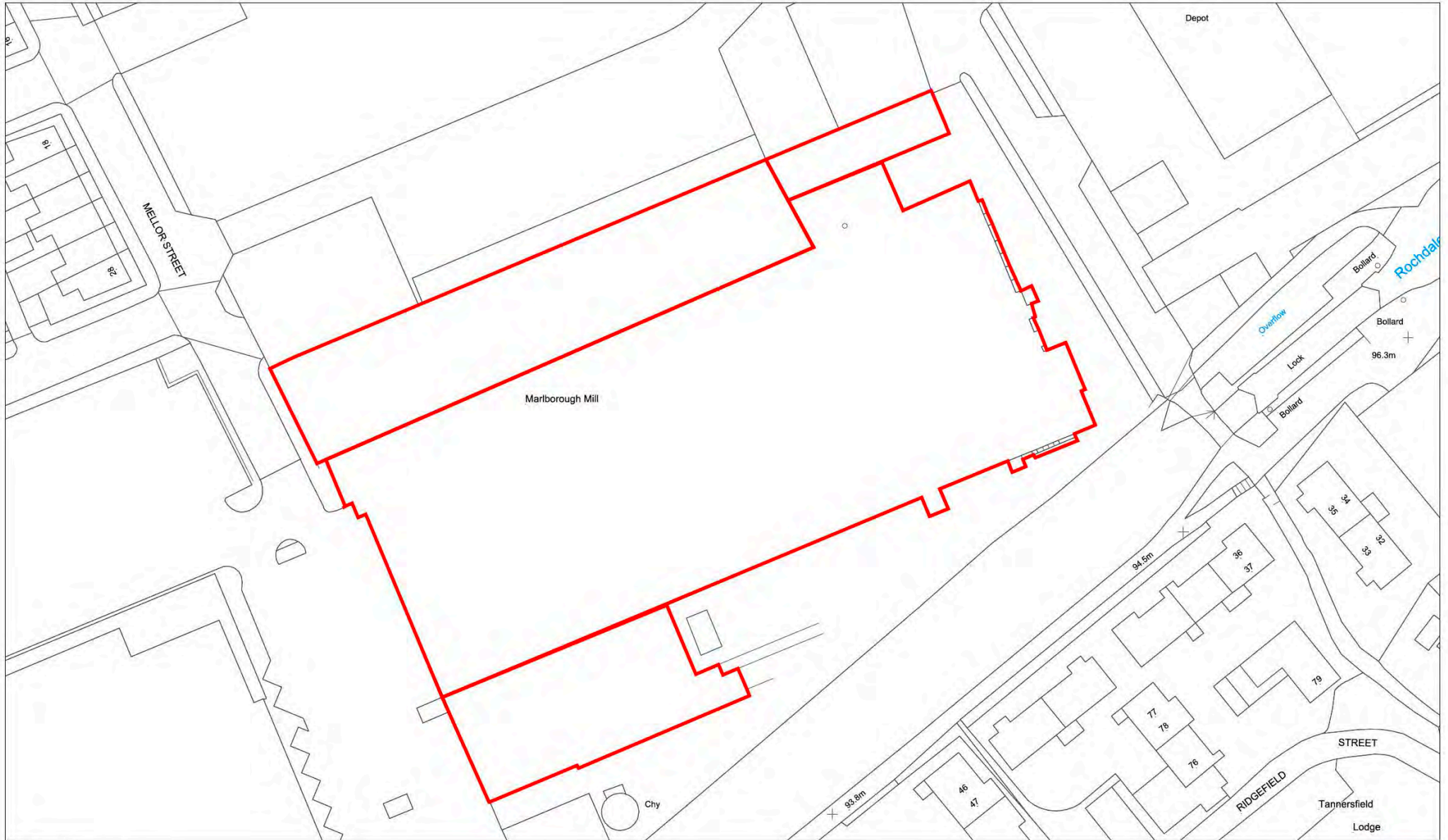
Strategy / Action Plan continued:

Conversion of this mill is likely to require some demolition to the ground floor and an atrium in the centre of the building. The mill itself has a pleasant setting adjacent to the canal and enjoys a reasonable amount of curtilage. There are few planning policy constraints or bad neighbour uses that would prevent its redevelopment for residential use. Located in Value Area 3, the end sales values should be strong enough to allow a viable conversion particularly if the existing use value adopted is reasonable and if affordable housing and Section 106 contributions are flexible. A site-specific viability appraisal is likely to be required along with a heritage impact assessment to justify any demolition.

Marlborough Mill (No.1) has been assessed as being of high value in both landscape and heritage terms. The site has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Marlborough Mill



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Osborne Mill



Physical Characteristics

Address: Waddington Street, Chadderton, Oldham, OL9 6QH

Orientation: South-east

Floor Plan Depth: Eastern mill: approx. 38m, Western mill: approx. 41m, due to the various building components the depths vary from one to another.

Floorspace Estimate: 19,787sqm

No. of floors: Eastern Mill has 4, Western Mill has 5, although due to the topography of the site some parts of the mills have more floors, for example the southern part of the eastern mill there are five floors. Some of the other building components have 2 floors.

No. Chimneys: 0

Description:

The main curtilage is on the north-eastern area of the site, which is currently used for parking and as a service area, which is accessed via Waddington Street. There is also a small yard on the western area of the site that appears to be used as a storage yard. There are residential properties to the north and the NHS Oldham Clinical Commissioning Group offices are adjoint to the site, to the north-east. There are various industrial and commercial buildings and uses to the east, south and south-west of the site. To the west is Berries Park. The building appears to be occupied by various industrial and commercial businesses. Although, approx. 70,000 sq.ft of floor space on the upper floors are currently being actively marketed.

Planning History:

PA/054282/07 - Proposed loading bay and staircase tower. Granted: 16th January 2008

PA/336923/15 - Change of use to sports and fencing centre. Granted: 28th July 2015

PA/342750/19 - Change of use from vacant storage unit (B8) to artist studio (Sui Generis).
Granted: 27th February 2019



Osborne Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Within 200m of Victoria Street Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: Chimney and boiler house demolished. HER value medium.

Historical interest: No.1 Mill 1873 cotton mill. Associative value with PS Stott, engine J Petrie & Co. No.2 mill built 1912 associative value with PS Stott and engine Hick, Hargreaves & Co.

Architectural interest: Both red brick construction of four and five storey height. Steel and concrete internal structures and flat roofs. Engine house attached to east side of No.1 mill. Warehouse and engine house to east of No.2 mill.

Setting: Set within a commercial area but across the park from Manor Mill. Views between the two contribute to group value.

Experience: Commercial area with housing to south-west. Active and parking problematic. Buildings in reasonable condition with upvc windows.

Communal value: Possible associations with former use.



Osborne Mill



Planning Policy

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

SHLAA 2020: SHA1163 (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.

Bus Services: There are a number of frequent services available which operate different routes.

Rail Services: The closest train station is Mills Hill, which is 2 miles from the site.

Tram Stops: Westwood tram stop is approx. 0.5 mile from the site, which is another accessible form of transport.

Overall, the site performs well in accessibility terms.

Osborne Mill



Viability

CIL: Non-adopted

Viability Area: VA5

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

Condition: Good

Housing Potential: Low

Employment Potential: Medium

Osborne Mill



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. Most of the site is identified as being at very low risk of surface water flooding, although parts of the site are identified as varying between medium and low risk of surface water flooding.

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

Strategy / Action Plan:

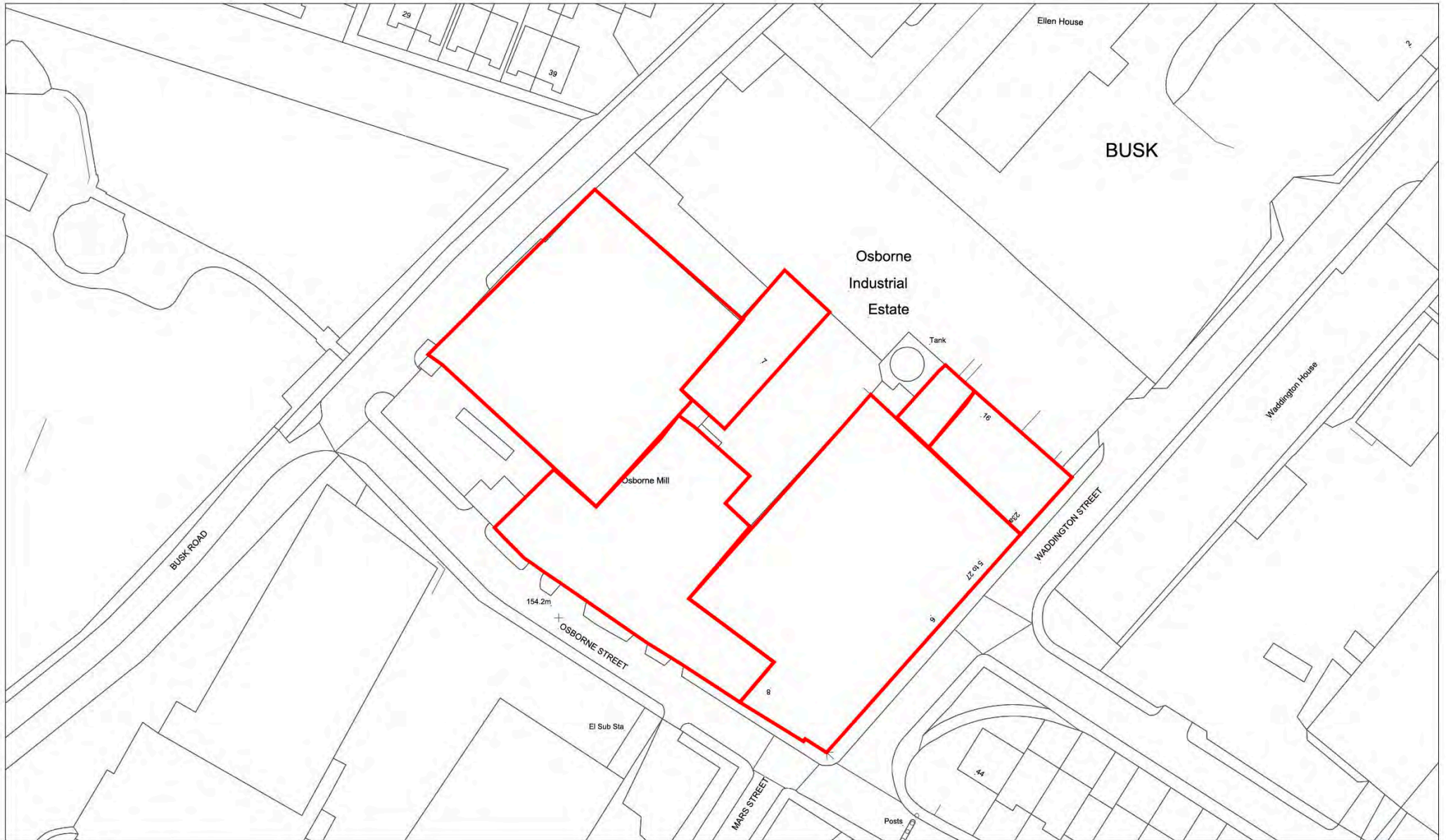
Osborne Mill lies within the main urban area and lies adjacent to a designated Business Employment Area, although the site itself is not formally allocated for any specific land use purpose. The building is currently in good condition and provides accommodation for a number of small business tenants. The upper floors of the mill building are currently utilised, although it is noted that approximately 70,000 sq.ft of floorspace to the second and third floors of the building is continuing to be actively marketed.

The building remains in good condition and accommodates a range of small business uses and, as such, it is anticipated that the building will be retained in its current use across the short to medium term. Whilst it is noted that the upper floors of the building are currently underutilised, it is apparent that the existing landowner is proactively seeking tenants for this remaining floorspace.

Osborne Mill has been assessed as being of high value in landscape and medium in heritage terms. The site has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

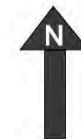
Osbourne Mill



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Ram Mill



Physical Characteristics

Address: Gordon Street, Chadderton, Oldham, OL9 9RJ

Orientation: South-west

Floor Plan Depth: Lower floors: approx. 87m, Upper floors: approx. 43m

Floorspace Estimate: 19,064sqm

No. of floors: 5 plus a basement

No. Chimneys: 0



Description:

The main curtilage is situated to the south-east of the mill and is currently used for parking provisions and loading/service area. The site is situated within a large industrial/commercial area. Gorse Mill No.1 is approx. 170m south-east of Ram Mill and Ace Mill is approx. 270m to the south of Ram Mill. There are various large industrial units and uses to the north of the site. There is a supermarket (Lidl) to the south-east of the site. A parcel of land lying between Ram Mill and Gorse Mill No.1 benefits from consent (PA/342378/18) for the erection of industrial/commercial buildings, this consent has now been implemented.

Planning History:

PRCU/339346/16 - Prior approval for proposed change of use of first, second, third, fourth and fifth floors of mill from offices (use Class B1(a)) to 210 dwellings (use class C3) under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015. Refused: 23rd December 2016

PA/342378/18 - Erection of 1no. distribution warehouse with associated external works. Granted: 18th February 2019 (This application concerns the land around Ram Mill).



Ram 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): 3

Statement of Significance

Archaeological interest: HER value medium.

Historical interest: 1907 cotton mill. Associative value with Stott & Sons. Platts machinery. George Saxon engine. Built by the Ram Spinning Co. extended 1955.

Architectural interest: Red brick construction, five storeys plus basement. Steel and concrete internal structure. Flat roof. Rectangular windows taller on the first two floors. Ornate domed tower with terracotta brickwork. Weaving shed to east side. Very large engine house to south east corner. Boiler house, offices and chimney recently demolished.

Setting: Industrial and commercial area with water treatment works to north. Group value with neighbouring Gorse Mill and Ace Mill but to lesser extent than Gorse and Ace have with each other. Domed top to tower makes Ram stand out but lack of key views.

Experience: Industrial character and unable to get close to the building. Surrounding terraced housing has been lost but visual relationship with Gorse and Ace.

Communal value: Possible associations with former use.



Ram Mill



Planning Policy

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

SHLAA 2020: SHA1735 (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, although the majority of services are not in close proximity of the site but are available within 1 mile.

Bus Services: There are various bus stops available, which are accessible from the site and provide various frequent service and routes.

Rail Services: The closest train station is Moston, which is 1.1 mile from the site.

Tram Stops: The closest tram stop is South Chadderton, which is approx. 0.9 mile away from the site.

Overall, the site performs well in accessibility terms.



Ram Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Low

Employment Potential: High



Ram Mill



Other Planning Constraints

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

Ecology: The Rochdale Canal is approx. 350m west/south-west of the site. Although, the canal is not directly adjacent to the site it is still important to be considered due to the canal being identified as 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 the 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. The majority of the site is identified as being a low risk of surface water flooding.

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

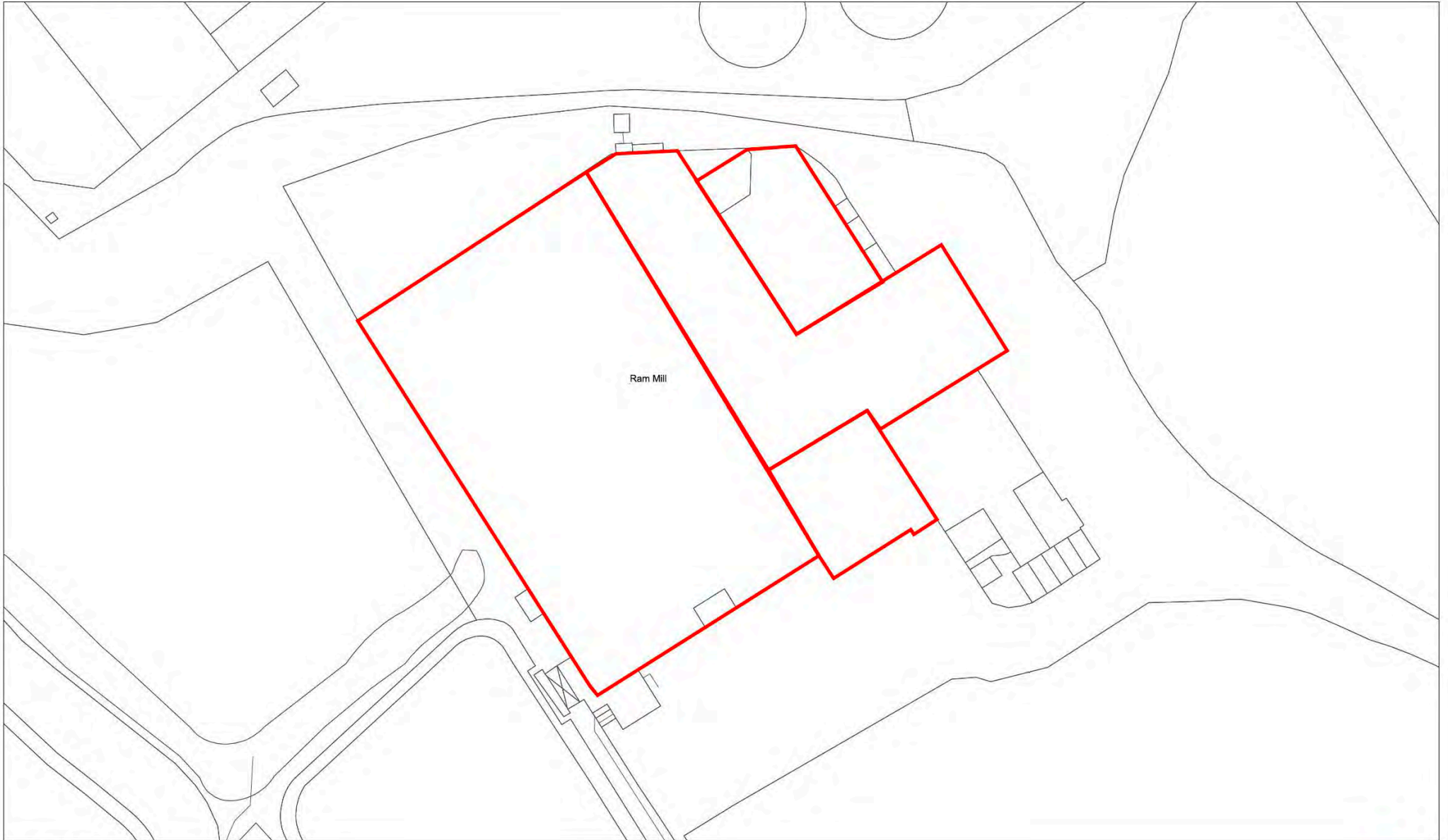
Strategy / Action Plan:

Ram Mill lies within the main urban area and is currently in active employment use forming part of a Business Employment Area allocation. It is therefore expected that the site will be retained in employment use in line with the existing allocation and any proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle. It is not considered that the site offers potential for new housing development in view of its location within an established BEA and it is noted that an application for prior approval for the proposed change of use of the upper floors of the mill from offices to 210 dwellings was refused in December 2016.

The site has been assessed as being of high value in landscape and medium in heritage terms. Ram Mill has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Ram Mill



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Rasping Mills

(Valley Mill)



Physical Characteristics

Address: Millgate, Delph, Oldham, OL3 5DG

Orientation: North

Floor Plan Depth: Due to the various building components, the buildings vary in floor plan depth from approx. 12m to 45m+

Floorspace Estimate: 10,844sqm

No. of floors: Varying number of floors due to different building components being different sizes: Vary from 3, 2 and 1.



Description:

The mills are part of a wider large industrial area. The River Tame is adjacent to the eastern boundary of the site. There are residential properties to the north of the site, with other industrial buildings and Lumb Mill to the south-east. The Sound/Millgate runs along the western boundary of the site.

Planning History:

No relevant planning history.

Rasping Mills

(Valley Mill)



Heritage

Listed Status: Not listed

Conservation Area: The northern mill buildings are situated in the Delph Conservation Area, whilst the mill buildings to the south of the site are outside but adjacent to the Conservation Area.

Proximity to Conservation Area: New Delph Conservation Area is approx. 120m to the south of the site.

Building at Risk Grade (BAR Report): 5

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: Site of early mill, organically developed. Some evidential potential.

Historical interest: Thought to have been a mill here as early as 1775 originally used for rasping dyer's wood but was quickly used for scribbling. Demolished in 1834 and new mill built for preparing and finishing of cloth. By 1850s used for both wool and cotton.

Architectural interest: Stone built late 19th century weaving shed of single storey height. Mid-20th century brick-built addition to south of site. Warehouse late 19th century and brick built of three storeys. Octagonal stone chimney attached to boiler house. Possible office block.

Setting: Edge of village site. Large stone wall to main road which creates a narrowing of the road with weavers' houses to opposite side contributing to group value. Chimney set against backdrop of rural hills. M shaped roof characteristic of mill site.

Experience: Very characteristic of Saddleworth mills and group value with surrounding assets and countryside. Modern elements of less value but these are hidden largely as site is lower than road.

Communal value: Possible associations with former use. Group value and experience edge of settlement contributes to sense of place.



Rasping Mills

(Valley Mill)



Planning Policy

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

SHLAA 2020: SHA1493 (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 good access to services within the centre of Delph.

Bus Services: There are various bus stops within close proximity to the site, providing frequent services on various routes.

Rail Services: The nearest train station is Greenfield, which is 2.4 miles away.

Tram Stops: No tram stops within a reasonable distance.

Overall, the site performs relatively well in accessibility terms.

Rasping Mills

(Valley Mill)



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Fair

Housing Potential: High

Employment Potential: Low



Rasping Mills

(Valley Mill)



Other Planning Constraints

Trees: There appears to be a number of Tree Preservation Orders on the south-western area of the site.

Ecology: The site is adjacent to the Hill End Road green corridor (which is to the east of the site). There is also the likelihood that the mill buildings are a habitat for protected species.

Flood Risk: The majority of the site is situated in flood zone 1, however, along the eastern boundary of the site, where the River Tame is located, there are parts of the site that are identified as being in flood zone 3. The site appears to have varying degrees of risk of flooding from surface water, with the majority of the site identified as low risk of surface water flooding, however, those areas close to the River Tame increase in risk of surface water flooding.

PRoW: Footpath 13 SADD runs along the eastern boundary of the site - along the River Tame.

Strategy / Action Plan:

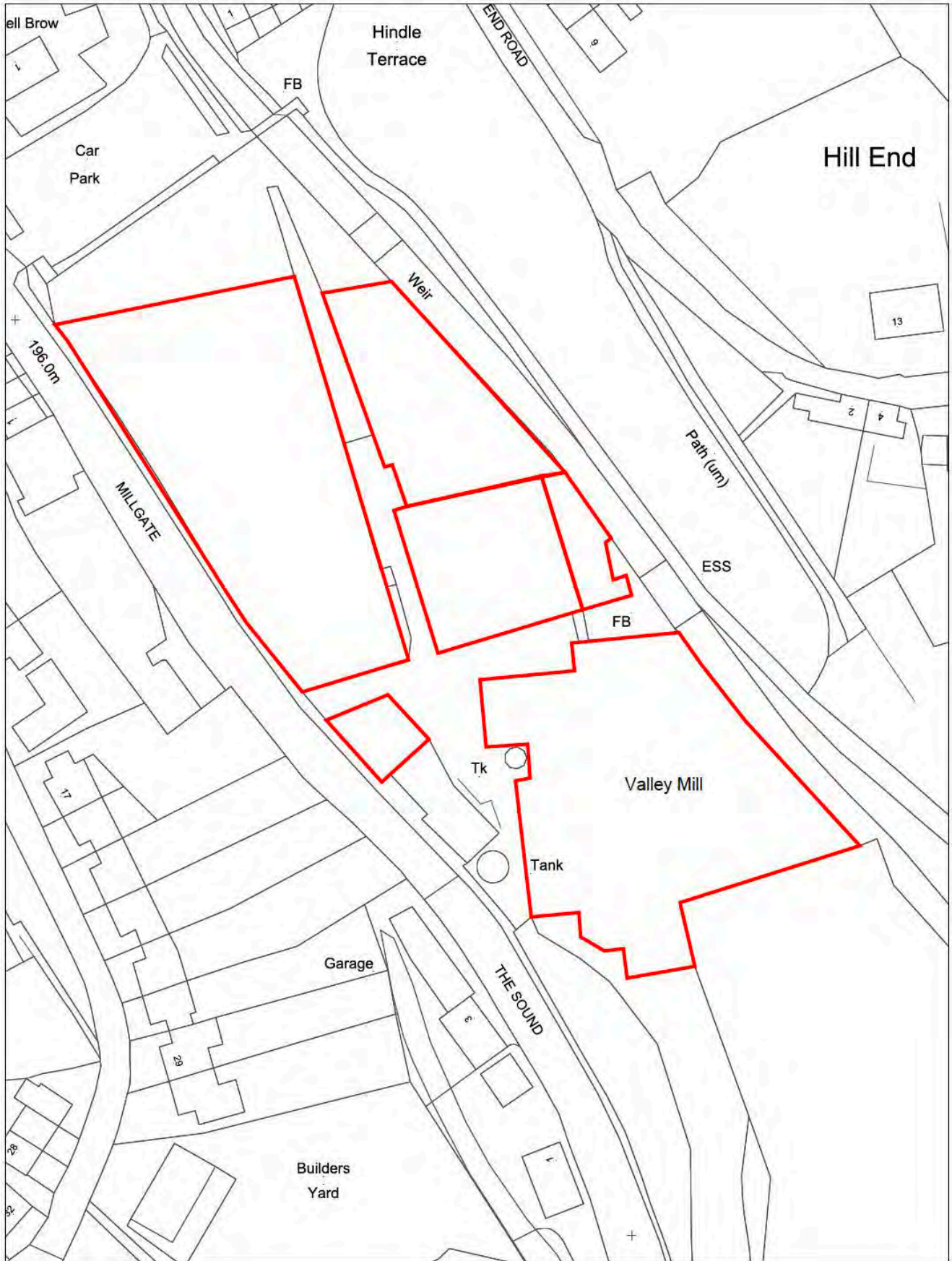
Rasping Mills lie within the centre of the village of Delph and are in active employment use forming part of an allocated Saddleworth Employment Area. It is therefore expected that the site will be retained in employment use in line with the existing allocation and any proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle. It is considered that the site may offer potential for residential development across the medium to longer term subject to addressing flood risk and loss of employment land policy considerations. It is clear that any future residential development is likely to involve the demolition of elements of the existing range of buildings, however, it is imperative that the key elements of the original mill buildings are retained in view of their landscape and heritage value and a detailed Heritage Statement will therefore be required in support of any future application to justify the approach adopted, as well as building recording of any elements to be lost.

The site has been assessed as being of high value in both landscape and heritage terms and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.



Rasping Mills



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Raven Mill



Physical Characteristics

Address: Raven Avenue, Chadderton, Oldham, OL9 8PW

Orientation: North/north-east

Floor Plan Depth: Lower floors: approx 52m, Upper floors; approx. 42m

Floorspace Estimate: 19,753sqm

No. of floors: 5

No. Chimneys: 1



Description:

The site has an extensive curtilage area, the majority of which lies to the south of the mill and is currently used for parking and servicing area. There are two access/egress points with a one-way system in operation with Cotswold Avenue used for access and Raven Avenue used for egress. There are residential properties to the north, south and west of the site. There are other industrial areas/units to the east and Nile Mill is north-west of the site.

Planning History:

PA/058520/10 - Single storey front extension. Granted: 17th September 2010



Raven 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: Archaeological Interest low.

Historical interest: 1892 cotton mill. Associative value with PS Stott. Asa Lees machinery. Buckey & Taylor engine.

Architectural interest: Red brick construction five storeys in height. Steel and concrete internal structure. Flat roof. Tall rectangular windows with flat brick tops. Tower to west end of building and other smaller projecting tower to the other corners. Boiler house and chimney intact. Waterhouse red brick and two storey full length of north side. Name on chimney.

Setting: Residential area, lost association with terraced housing as all been redeveloped. Group value with Nile and Chadderton Mills. Three chimneys visible together of particular value to the setting.

Experience: Largely residential area and good quality housing. Positive experience, active use.

Communal value: Possible associations with former use. Group value contributes to sense of place.



Raven Mill



Planning Policy

Current Designation: The site is not designated.

SHLAA 2020: SHA1138 (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.

Bus Services: There are various bus stops that are easily accessible from the site, providing frequent services on various routes.

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

Tram Stops: Freehold tram stop is just 0.6 mile from the site.

Overall, the site performs relatively well in accessibility terms.



Raven Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Low

Employment Potential: High



Raven Mill



Other Planning Constraints

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

Ecology: There is a priority habitat approx. 190m south-west of the site. The site is 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. Adjacent to the northern and eastern elevations are areas that are identified as being at low risk of surface water flooding. The southern area of the site is identified as being at varying degrees of risk of surface water flooding, from high to very low. The main areas that are at a higher risk level (high and medium) are predominantly situated in the central area of the southern part of the site.

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

Strategy / Action Plan:

The site lies within the main urban area, although is not designated for any specific land use within the adopted Development Plan. The buildings are currently in good condition reflective of the fact that they are in active employment use as a storage and distribution facility. It is therefore expected that the site is likely to remain in employment use in the short term.

It is considered that the site may however offer a suitable location for future residential development through the conversion of the mill should the existing employment use cease in view of the surrounding land uses, which include residential uses to the north, south and west of the site. A sensitive residential conversion scheme would provide an opportunity to secure the removal of a number of modern unsympathetic outbuildings to the periphery of the site, loading bays and external plant and equipment that have been provided in association with the established employment uses to help better reveal the significance of the mill, along with appropriate treatment of the curtilage areas and site boundaries. However, any future application would need to be accompanied by a detailed Heritage Statement justifying the approach adopted to the conversion of the building.

Raven Mill



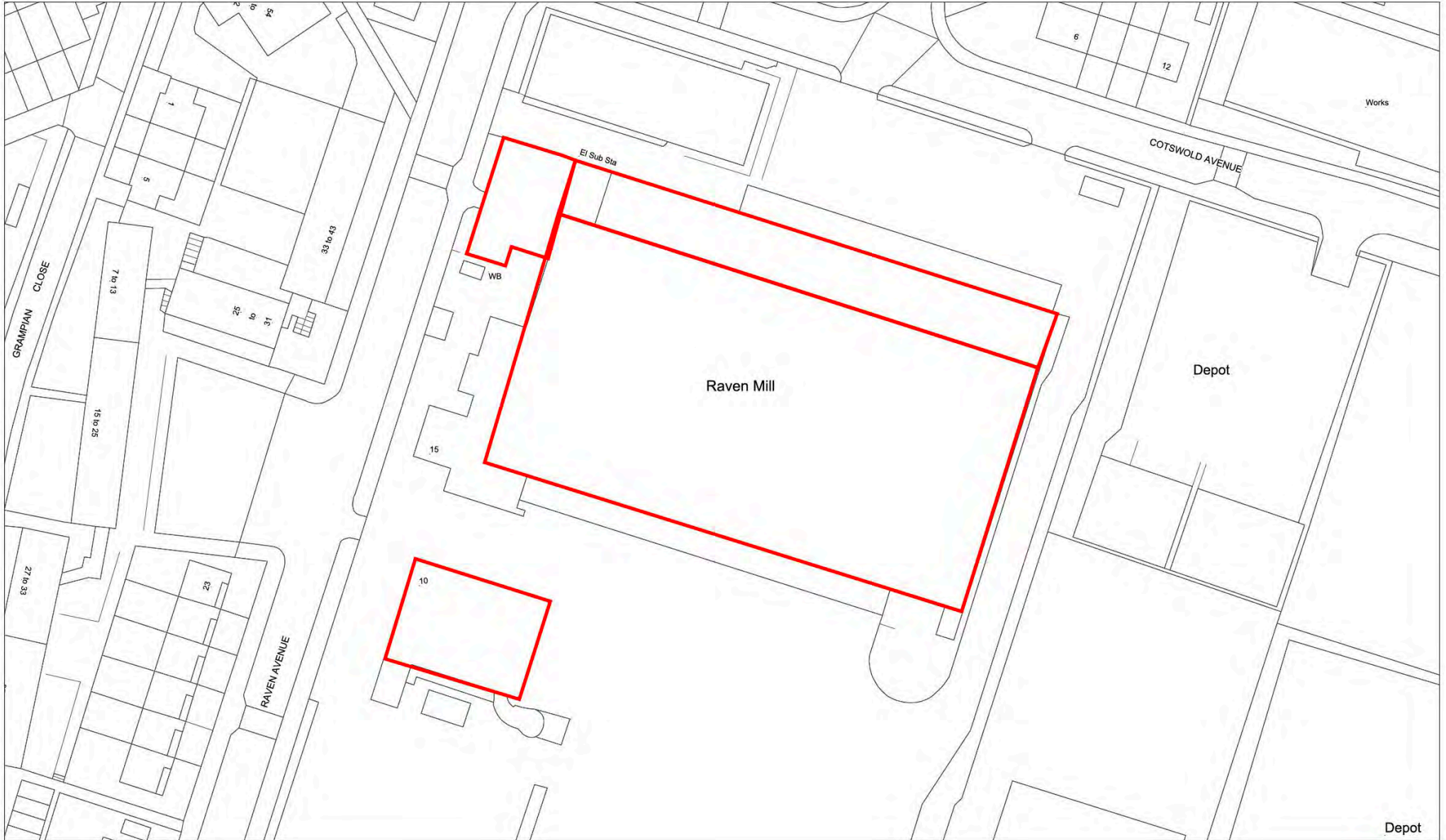
Strategy / Action Plan continued:

Demolition is likely to be required at the ground floor to convert the building successfully. There are limited planning policy constraints and the neighbouring uses are generally complementary. There may also be scope on this site for new build within the curtilage of the original mill in order to supplement the development, which may make the scheme more viable. The fact that the mill is used currently may well mean that the existing use value is prohibitively high to make a conversion likely at this stage. There is however clearly potential to accommodate residential accommodation in the future.

The site has been assessed as being of high value in both landscape and heritage terms. Raven Mill has also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Raven Mill



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Slackcote Mill



Physical Characteristics

Address: Slackcote Lane, Delph, Oldham, OL3 5TW

Orientation: East

Floor Plan Depth: Northern building is approx. 18m, Central building is approx. 16m.

Floorspace Estimate: 2,063sqm

No. of floors: 2 & 3

No. Chimneys: 0

Description:

The southern mill building of the three buildings has already been converted for residential use. The remaining two mill building (the northern and central blocks) are part of a conglomeration of later additions to create a small industrial site that is currently occupied by a business who specialises in security systems. It is believed that some parts of the mill buildings were re-built in the 1960's following large floods, with other parts re-built in the late 20th century.

To the north of the central mill building is Swan Meadow Cottage which is currently a nursery school. The site is in a rural location and is predominantly surrounded by open countryside. To the south is the already converted southern mill building as well as a number of other residential dwellings such as Slackcote cottages. The River Tame runs along the western periphery of the site. The remaining curtilage area appears to be used for both parking provisions and as a service area for the business that currently occupy the site.

Planning History:

PA/030425/93 - Covered Yard. Granted: 18th August 1993.

PA/032513/94 - Extension to factory. Granted: 12th January 1995.

PA/032856/95 - Proposed storage warehouse. Granted: 20th April 1995.

PA/051205/06 - Conversion of mill to form 14 no. dwellings (Resubmission of PA/050317/05). Granted (subject to legal agreement): 19th December 2007

PA/059082/10 - 1) Elevational alterations comprising rooflights and meter box. 2) Provision of 30 no. car parking spaces 3) Erection of electricity substation. Granted: 3rd June 2011.



Slackcote Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: New Tame Conservation Area is around 300m east of the site.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: Site of earlier mill and organically developed although much redeveloped recently.

Historical interest: Original mill probably of 1781 date. Current buildings of late 19th century date and always been woollen production.

Architectural interest: Stone built warehouse with timber internal structure. Three storey, slate roof, rectangular windows with stone lintels and cills. Various early to mid-19th century stone buildings of two storey well maintained.

Setting: Valley bottom position within countryside setting. Characteristic of Saddleworth mills but not prominent in landscape.

Experience: Quiet waterside location with surrounding stone walls. Active use.

Communal value: Possible associations with former use.



Slackcote Mill



Planning Policy

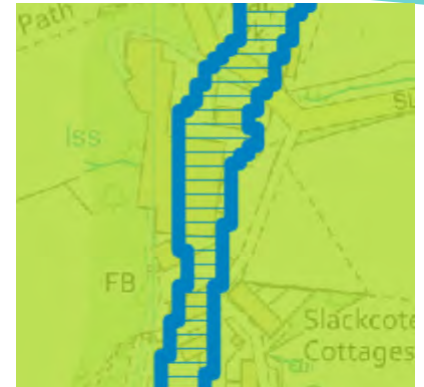
Current Designation: The site is situated in the Green Belt.

SHLAA 20120: SHA1865. 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 has very poor access to services due to the rural location of the site. Some services are available in the centre of Delph, however, it is approx. 1.5 mile from the site.

Bus Services: The site has poor access to bus services. There are services available however, they are not in frequent operation.

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is over 4 miles away.

Tram Stops: There are no tram stops that are within a reasonable distance of the site, the closest one is over 2.8 miles from the site.

Overall, the site performs poorly in accessibility terms, reflective of the rural location.



Slackcote Mill



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Good

Housing Potential: Medium

Employment Potential: Low



Slackcote Mill



Other Planning Constraints

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

Ecology: The site is very close (within 30m) of the Slackcote SBI site. The site is also adjacent to a priority habitat that is to the west. The site is situated in the Green Belt and could also be a potential habitat for protected species.

Flood Risk: The River Tame wraps around the site and runs along the western boundary of the site with part of the site being situated in flood zone 3. The remainder of the site is identified as being in flood zone 1. In regard to surface water flooding, a large proportion of the site is stated as being at a high level of risk of surface water flooding - in particular adjacent to the northern and eastern elevations of the central mill building. However, due to the topography of the site it appears that the areas that are at high risk of surface water flooding and flood zone 3 does not appear to follow the exact course of the River Tame.

PRoW: Footpath 19 SADD to the south of the site - adjacent to the southern mill building that has already been converted into residential dwellings.

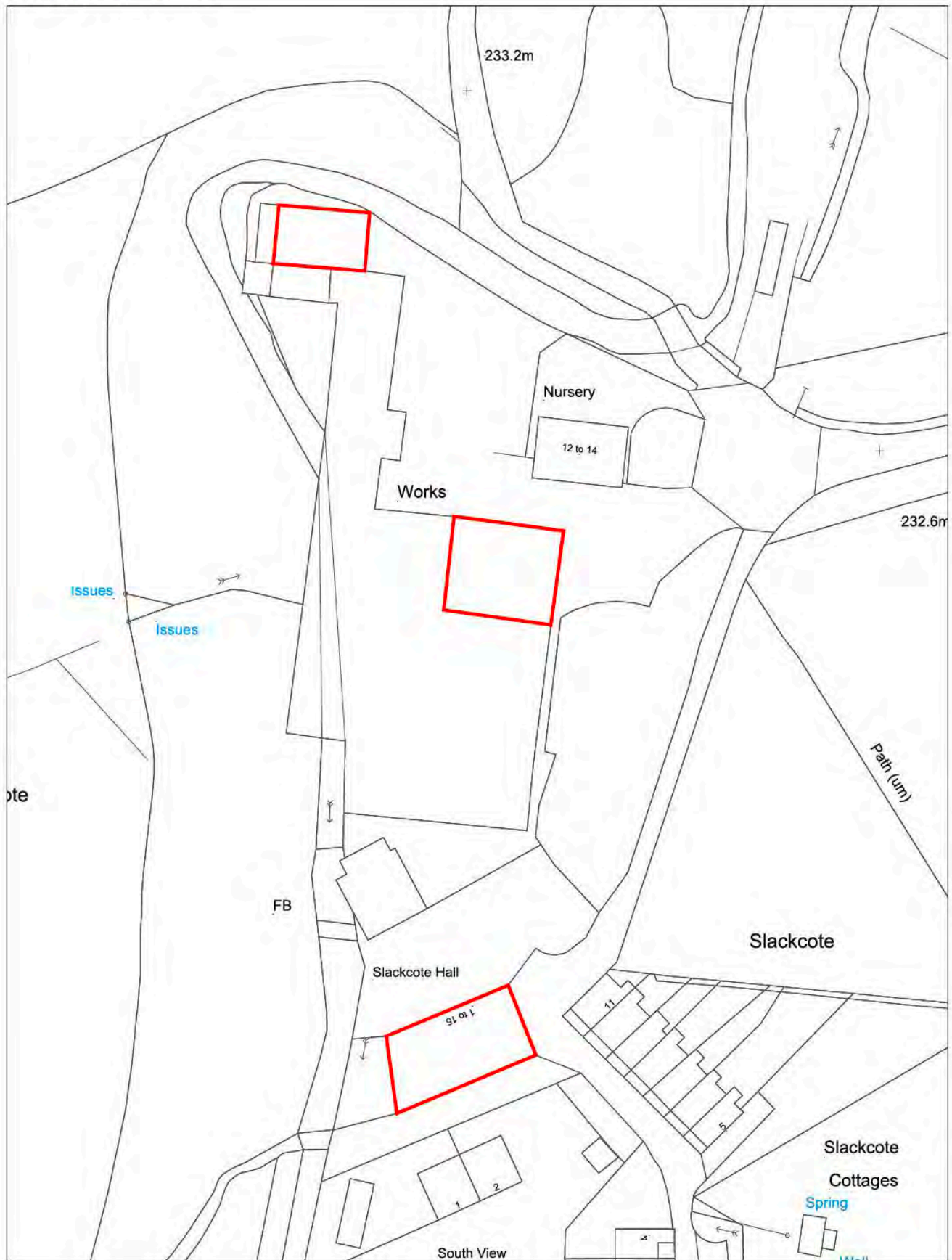
Strategy / Action Plan:

Slackcote Mill is situated in the Green Belt and is currently in active employment use. There are some associated mill buildings to the south that have previously been converted for residential use and it is apparent that the site offers scope for residential use subject to Green Belt policy and resolving potential flood risk issues.

Slackcote Mill was deemed to be of high value in landscape terms and medium in heritage terms, therefore, any future development should seek to retain the key elements of the existing mill, as far as possible with a detailed Heritage Statement required to accompany any future application to justify the approach adopted, with detailed building recording also deemed appropriate. Any future planning applications in relation to Slackcote Mill should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Slackcote Mills



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Swan Mill



Physical Characteristics

Address: Foxdenton Lane, Chadderton, Oldham, M24 1QG

Orientation: East

Floor Plan Depth: Ground floor approx. 62m, upper floors approx. 40m

Floorspace Estimate: 26,229sqm

No. of floors: 6

No. Chimneys: 0



Description:

The mill is part of a large industrial/commercial site, with various large industrial units directly to the south of the mill. There is a fairly large amount of land around the mill particularly to the north and east. The northern area of the site appears to mainly be utilised as a service area due to there being loading bays on the northern elevation, with vehicle parking around the periphery of the site. The eastern area of the site is used for parking provision and also provides access to the other industrial buildings on the site.

Planning History:

No relevant planning history.

Swan 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: 1875 cotton mill. Associative value with E Potts. Platts machinery, Pollock & McNab engine. Built by Swan Spinning Co. Rebuilt after fire in 1922.

Architectural interest: Brick construction of six storeys including basement. Brick arch rectangular windows, multi ridge roof. Added red brick tower to north east corner. Chimney reduced to a stump.

Setting: Canal side setting viewed from canal path. Other modern buildings and pylon have adverse effect on setting. Railway & Linnet public house adds to group value as well as terraces on far side. Set within spacious grounds.

Experience: Active site but with modern sheds and vacant site surrounding. Canal path positive to sense of place.

Communal value: Possible associations with former use. Contribution of footpaths beside canal of value to sense of place.



Swan Mill



Planning Policy

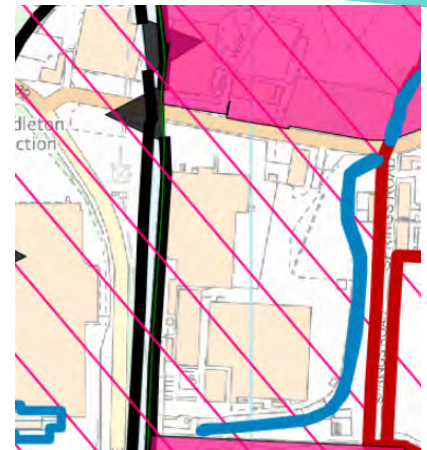
Current Designation: The site is situated in a Business Employment Area. To the north of the site is a Business and Industry Allocation.

SHLAA 2020: SHA1712 (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 adequate access to services; however, the majority of services are around 1 mile or further from the site.

Bus Services: There are bus services available however, there are not many frequent services in operation, although the access to bus services is sufficient.

Rail Services: The closest train station is Mills Hill, which is around 0.9 mile from the site.

Tram Stops: There are no tram stops within a reasonable distance, the closest stop is Freehold which is approx. 1.5 mile from the site.

Overall, the site has relatively poor transport accessibility.



Swan 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

Swan Mill



Other Planning Constraints

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

Ecology: The Rochdale Canal is adjacent to the western boundary 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). There is another priority habitat to the north-east of the site, which is within 80m of the site. The site also has a potential to be a habitat for protected species.

Flood Risk: The site is situated in flood zone one, therefore it is at the lowest risk of flooding from fluvial sources, although it is worth noting that a stream does run through the site, but it situated approx. 90m to the east of Swan Mill. The majority of the site is identified as being at low risk of surface water flooding. However, there is an area that is adjacent to the south-eastern corner of Swan Mill that is identified as ranging between high to low risk of surface water flooding and appears to be a hotspot for surface water flooding.

PRoW: Footpath 23 CHADD runs along the bank of the Rochdale Canal and it is adjacent to the western boundary of the site.

Strategy / Action Plan:

The site lies within the main urban area and is currently in active employment use forming part of a Business Employment Area allocation. It is therefore expected that the site will be retained in employment use in line with the existing allocation and any proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle. It is considered that Swan Mill may be attractive to the identified priority sectors should the existing use cease given its location to the north east of the Oldham Broadway Business Park, which is highly accessible to the strategic highway network. It is evident that the site does not offer potential for new housing development in view of its location within an established BEA.

Swan Mill has been assessed as being of high value in both landscape and heritage terms and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites. It is also recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Swan Mill



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Warth Mill



Physical Characteristics

Address: Huddersfield Road, Diggle, Oldham, OL3 5PS

Orientation: North

Floor Plan Depth: Due to the various built elements the building depth varies between approx. 16m and 51m.

Floorspace Estimate: 7,664sqm

No. of floors: 4

No. Chimneys: 0



Description:

The site is now known as Saddleworth Business Park and is currently occupied by a number of various commercial businesses. There are a number of other buildings within the wider site, which are also in commercial use. There is a large area of green open space to the north and east of the site. The Huddersfield Narrow Canal runs close to the site to the south/south-east. There is a residential property (Cobden Cottage) to the west of the site. There is a small industrial building and Ellis Mill (which fronts Huddersfield Road) to the north-west of the site, which appears to also be occupied. The site has a reasonable amount of curtilage space, however, due to the current use of the site, the majority of it is used for parking by the various companies that occupy the site.

Planning History:

PA/055141/08 - Change of use to private vehicle hire booking office and erection of 2.4m high aerial on building. Granted: 24th July 2008.

PA/056757/09 - Change of use of industrial unit to restaurant and takeaway. Granted: 20th July 2009

PA/336656/15 - Change of use from light industrial to dog care use including retail, dog grooming and associated activities (sui generis). Granted: 26th June 2015.

PA/337097/15 - Change of use to fitness gym. Granted: 7th September 2015.

PA/339060/16 - Change of use from light industrial unit to gym. Granted: 24th November 2016.

PA/341269/18 - Change of use from light industrial unit to gym. Granted: 10th April 2018.



Warth Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Harrop Green Conservation Area is approx. 250m north-east of the site.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: Site of earlier mill.

Historical interest: 1919 cotton mill. For Cooperative Wholesale Society. Originally called Wharf Mill.

Architectural interest: Stone built four storey woollen mill, used for cotton 1931. Rectangular windows with stone lintels and cills. Flat roof. Offices attached to mill. Some embellished stonework. Second mill adjacent early 20th century stone built and four storeys. Central tower with name to top.

Setting: Edge of village site. Set back from roadside and lower level. Canal side location however not directly onto the canal, set back with considerable screening.

Experience: Key to character of rural settlement. In active use.

Communal value: Possible associations with former use. Very limited remaining terraces nearby.



Warth Mill



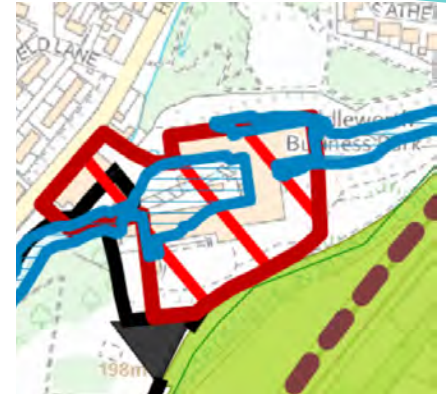
Planning Policy

Current Designation: Situated in a Saddleworth Employment Area.

SHLAA 2020: SHA2014 (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 reasonable access to services.

Bus Services: The site has satisfactory access to a few bus services which appear to operate frequent services to different destinations.

Rail Services: The closest train station is Greenfield which is 2.3 miles from the site.

Tram Stops: There are no tram stops that are within a reasonable distance of the site.

Overall, accessibility is relatively poor, reflective of its rural location.

Warth Mill



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Good

Housing Potential: Medium

Employment Potential: Medium



Warth Mill



Other Planning Constraints

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

Ecology: The Huddersfield Narrow Canal SBI and priority habitat is situated to the south-east of the site (within 50m). Spurn Lane green corridor and priority habitat is adjacent to the south-west of the site. The site could also be a potential habitat for protected species.

Flood Risk: Diggle Brook runs directly through the middle of the site (north-east to south-west), a large proportion of the site is situated in flood zone 3. In regard to surface water flooding the majority of the site is identified as being at high risk of surface water flooding.

PRoW: Footpath 77 SADD runs along the edge of The Huddersfield Narrow Canal and along the south-eastern periphery of the site.

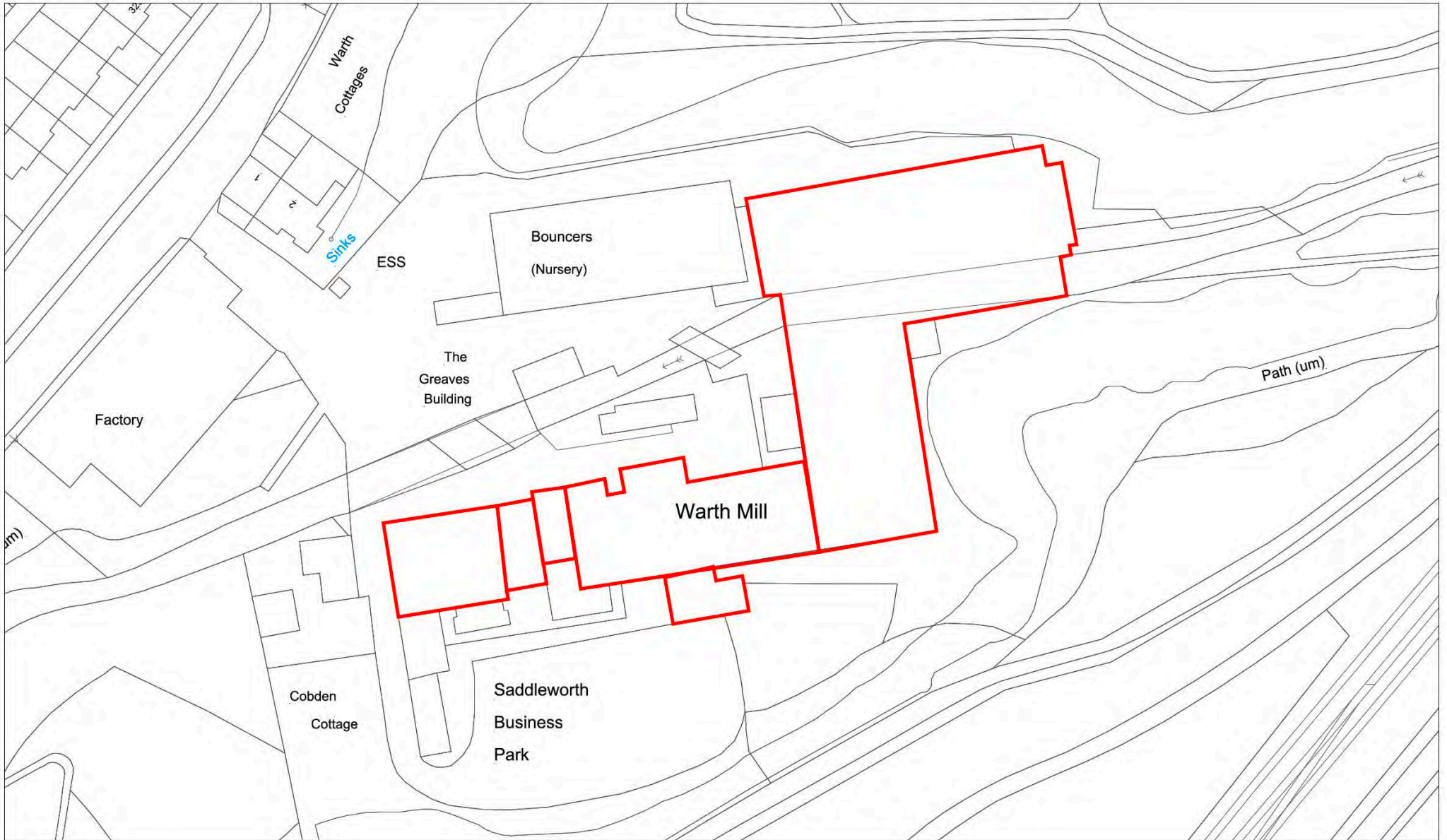
Strategy / Action Plan:

Warth Mill lies within the village of Diggle and is currently in active employment use forming part of a designated Saddleworth Employment Area within the adopted Development Plan. It is therefore expected that the site will be retained within employment use in the short to medium term in line with the allocation and any proposals for the repurposing / refurbishment of the site for employment uses should be deemed acceptable in principle. However, the site might be suitable in the medium to long term for residential purposes as part of a comprehensive redevelopment of the wider employment site, subject to overcoming flood risk issues and consideration must be given to policies relating to the loss of employment land.

It is however recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Warth Mill has been assessed as being of high value in landscape terms and of medium value in heritage terms and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

Warth Mill



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Werneth Mills



Physical Characteristics

Address: Henley Street, Werneth, Oldham, OL1 2EY

Orientation: North-west

Floor Plan Depth: Mill No.1 - Upper floors: approx. 39m, Lower floors: approx. 52m. Mill No.2 - Upper floors: approx. 42m, Lower floors: approx. 75m

Floorspace Estimate: No.1 - 13,900sqm, No.2 - 12,415sqm

No. of floors: No.1 - 4, part of the mill has 5; No.2 - 5.

No. Chimneys: 0

Description:

The mill benefits from relatively extensive curtilage areas, mainly situated to the north/north-west of the site and is used for parking and servicing. The Royal Oldham Hospital is to the north-east, whilst there are a number of small industrial units and uses to the east. There are residential properties around the site on all of the remaining sides. The site can be accessed via Henley Street although this is height restricted, however, there is another entrance via Westhulme Street to the north. The site is currently partially occupied by various business uses.



Planning History:

PA/333273/12 - Change of use of part of the ground floor of existing building from warehouse and distribution use (B8) to retail use (A1) including alterations to the existing building and car park.

Granted: 4th January 2013



Werneth 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): 4

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features.

Historical interest: Late 19th century cotton mill. Mill No. 1 Associative interest with E Potts. Asa Lees machinery. Buckley & Taylor engine. Mill No.2 Associative value with FW Dixon. Asa Leets/Platts machinery. Pollit & Wigzell engine.

Architectural interest: Mill No.1 brick built, four storey, multi ridge roof, brick arch rectangular windows, embellished brick tower. Five storey warehouse attached to mill. No.2 mill to south-west side of site, brick built with four storeys, windows and roof as No.1 mill, tower, engine house attached to rear, some embellishments, two storey late 19th century warehouse. Weaving shed full length to front of both mills.

Setting: Central location with terraced housing remaining close by. Towers provide key focal point. Significantly large building.

Experience: Active use well maintained.

Communal value: Possible association with former use.



Werneth Mills



Planning Policy

Current Designation: The site is not designated.

SHLAA 2020: SHA1725 (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: Due to the urban location of the site, it has a good level of access to a range of services.

Bus Services: The site has very good access to a number of frequent services which operate various routes.

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

Tram Stops: The closest tram stop is Westwood, which is 0.6 mile from the site.

Overall, the site performs well in accessibility terms.

Werneth Mills



Viability

CIL: Non-adopted

Viability Area: VA5

Vacant Building Credit: Only one of the mill buildings appears to be in use. Therefore, it may be possible to apply VBC if one of the buildings is not in active use.

Condition: Fair

Housing Potential: Low

Employment Potential: Medium

Werneth Mills



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. The site is identified as being at very risk of surface water flooding.

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

Other: The main access to the site is situated between the two mill buildings and it is height restricted due to a walkway connecting the two mills. There is a second access to the site which is to the north off Westhulme Street.

Strategy / Action Plan:

Werneth Mills lie within the main urban area but are not subject to any specific land use designation within the adopted Development Plan. The buildings are currently occupied by a range of business uses, although it is apparent that parts of the building are currently underutilised, and the buildings have been assessed as being in fair condition. The site is identified within the 2020 SHLAA as a discounted site and no development proposals have been put forward in relation to Werneth Mills and, accordingly, it is anticipated that the buildings will be retained in their current use in the short term.

The mills lie within a predominantly mixed-use area, with residential properties to the south west, north west and south east and Royal Oldham Hospital lying to the north east. It is considered that residential use of the buildings would be appropriate in this location in principle and a sensitive residential conversion scheme would provide an opportunity to secure the removal of a number of modern unsympathetic outbuildings to the periphery of the site, loading bays and external plant and equipment that have been provided in association with the established employment uses to help better reveal the significance of the mill, along with appropriate treatment of the curtilage areas and site boundaries. However, any future application would need to be accompanied by a detailed Heritage Statement justifying the approach adopted to the conversion of the building.

Werneth Mills



Strategy / Action Plan continued:

Werneth Mills are likely to require some demolition at ground floor to facilitate conversion. The floorplate would allow a couple of banks of apartments off a single corridor with an atrium cut into the building. The main issue with this conversion is the low sales values in this area and therefore the conversion is unlikely to occur without some sort of funding to bridge the gap between conversion costs and GDV.

The site has been assessed as being of high value in both landscape and heritage terms. Werneth Mills have also been identified as forming part of a key mill cluster and any future proposals in relation to the site should be assessed in line with the recommended policy approach for HIGH PRIORITY sites.

It is recommended that the mill is identified as a non-designated heritage asset and the Council should consider removing permitted development rights for the demolition of the buildings by way of an Article 4 Direction in view of the landscape and heritage value of the site.

Werneth Mills, Henley Street



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