



Appendix 1

Heritage Assessment Spreadsheet

Heritage Spreadsheet

Overall Score Key

	High
	Medium
	Low

Name in 1992 Public Gazeteer	Other Names	Extant Y / N	Address	Condition	Heritage Significance					Sense of Place					Overall Score		
					Historical Interest	Score	Architectural / Aesthetic Interest	Score	Significance Score	Setting	Score	Experience	Score	Communal Value	Score	Sense of Place Score	Sig v Sense of Place Ranking
Ace Mill	Gorse Mill No. 2	Y	Whitegate Lane, Chadderton, Oldham, OL9 9RJ	Good	Built prior to 1914. Platts machinery, Urmson & Thompson engine. Used for aircraft manufacture 1914-18, first spun cotton 1919.	0.0	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.	2	1.0	Commercial setting, backs onto Costco car park. Group value with Gorse and Ram Mills.	3	Ace Mill contributes to group value with Gorse Mill. Alone it contributes very little.	4	Associations with former use and group value with Gorse Mill.	2	3.0	2.00
Adelaide Mill	Hartford Old Works	Y	Gould Street, Oldham, OL1 3PW		Platt Brothers machine makers, blowing room machinery department. Associative value with J Stott. Part of Hartford Old Works. Moved to Hartford New Works in 1844.	2.5	Red brick construction. Four storey in height, multi ridge roof, stone band to each floor. Tower to south-east corner. Engine shed detached to south. Of two storey height with pitched roof. Two storey Old Works building wraps around Gould and Bower Street with single storey section with large span roof.	3	2.8	Industrial setting. Group value with Hartford Old Works.	2	Industrial area with activity.	1	Limited associations with former use.	1	1.3	2.04

Albert Mills	N/A	Y	Albert Street, Hollins, Oldham, OL8 3QP	Good	1850 cotton mill. Almost destroyed by fire in 1972.	-2.5	Brick construction four storey and long in form with multi-ridge roof. Possible internal engine house to centre. Windows smaller in scale than other mills.	2	-0.3	Located beside a former canal, now infilled. Adjacent to railway line. Commercial surroundings with undeveloped vacant sites.	1	Within commercial / industrial area. Mill set behind modern two storey block to roadside. Vacant land to east.	2	Possible associations with former use.	1	1.3	0.54
Alliance Mill	N/A	Y	Brown Street, Oldham, OL1 3QH	Poor	1860. Occupied initially by Armitage & Dixon, cotton doublers. Occupied as a garment works since 1947.	-5.0	Red brick construction with timber internal structure. Three storey with rectangular brick-arch windows. Domestic chimney to each gable. Considerably modified.	0	-2.5	Surrounded by other buildings and activity, barely visible as a separate structure.	0	Commercial area, subsumed within.	-1	None.	0	-0.3	-1.42
Austerlands Mill	N/A	Y	Huddersfield Road, Austerlands, Oldham, OL4 3QD	Fair	1819 cotton mill by William Beaumont. Burnt down 1884 rebuilt and occupied by small firms. Taken over 1920 by Austerlands Mill Co until 1959. Later used for carpet weaving. Much modified. Former boundary of Yorkshire and Lancashire.	0.0	Stone built two storey with blank elevation and metal sheet roof to roadside. Stone circular chimney extant to north of site over the main road.	1	0.5	Roadside location within village setting. Discreet in nature as no active frontage. Chimney provides context.	1	Small scale commercial buildings with little activity.	0	Possible associations with former use but limited.	0	0.3	0.42

Bee Mill	N/A	Y	Shaw Road, Royton, Oldham, OL2 6EF	Good	1901. Associative value with Wild, Collins & Wild. Platts machinery and George Saxon engine.	-2.5	Brick construction of 4 storeys. Multi ridge roof partly removed, now appears to be 2 storey with sarna roof.	0	-1.3	The mill is not easily visible from the surrounding area. The reduction to two storey means it is not prominent. Some group value with sister mill Lion. Chimney of Lion visible behind.	1	Within commercial area, subsumed within.	-1	Possible associations with former use but limited.	0	0.0	-0.63
Belgrave Mill	N/A	Y	Honeywell Lane, Hathershaw, Oldham, OL8 2LB	Good	1881. One of four mills on this site. Platts machinery. Appears to have expanded several times.	0.0	4 mills of red brick construction. Mix of 2, 3 and 5 storey. Towers to buildings 3 and 4, all roofs replaced with modern sheeting.	2	1.0	Raised position with mixture of housing and commercial neighbours. Group value with Maple Mill diminished following demolition with retention of chimney.	1	Elements in poor condition and generally having a negative impact on experience.	-2	Possible associations with former use but limited.	0	-0.3	0.33
Bell Mill Claremont Street	N/A	Y	Claremont Street, Hathershaw, Oldham, OL8 3EJ	Good	1904. Cotton mill associative value with Potts and Son & Hennings. Platts machinery. George Saxon engine.	0.0	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.	3	1.5	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.	3	Good condition and contributes activity to the area with positive impact.	3	Associations with former use, visual relationship with terraced housing. In active use.	3	3.0	2.25

Briar Mill	N/A	Y	Beal Lane, Shaw, OL2 8PH	Good	1906 by Briar Mill Co. Associative value with PS Stott. Platts machinery. George Saxon engine.	0.0	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.	2	1.0	Good relationship with terraced housing surrounding. Set on edge of settlement with views of Briar Mill and neighbouring mills contributing to group value.	3	Large industrial area within surrounding residential areas. Character of mills contributes to sense of place.	3	Associations with former use, visual relationship with terraced housing. In active use.	3	3.0	2.00
Britannia Mill	N/A	Y	Britannia Street, Oldham, OL1 3QB	Fair	Predates 1861 by the Britannia Mill Co. Cotton waste mill.	-5.0	Red brick construction with 3 storey older section and later phase. Small rectangular brick arch windows. Blocked arched entrance to west end.	1	-2.0	Surrounded by other buildings and activity / industrial character, railway to east.	0	Industrial area, subsumed within.	-1	None.	0	-0.3	-1.17
Cairo Mill	N/A	Y	Greenacres Road, Waterhead, Oldham, OL4 3EX	Good	1903 cotton mill. Associative value with PS Stott. Asa Lees machinery. George Saxon engine.	0.0	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.	3	1.5	Surrounded by predominantly residential area. Has group value with Orme and Majestic.	3	Really large site with a lot of activity. Edge of residential area.	2	Associations with former use, visual relationship with terraced housing. In active use.	3	2.7	2.08

Delta Mill	N/A	Y	New Coin Street, Royton, Oldham, OL2 6JZ	Good	1902 cotton mill for Delta Mill Co Ltd. Associative value with AH Stott. Platts machinery. J&E Wood engine. Ceased production 1979 and top three floors removed.	0.0	Red brick construction of three storey reduced from six storey. Tall thin rectangular multi-pane windows. Engine House, ornate doorway. Brick and stone gate pillars and entablature.	1	0.5	Industrial area occupying an elevated position. Not prominent due to low height and lack of tower or chimney. Group value with Grape and Vine mills.	2	Industrial area but interesting topography makes for good separation and experience.	2	Associations with former use. Some group value with Grape and Vine mills.	2	2.0	1.25
Dob Lane End Mill	N/A	Y	Morton Street, Failsworth, Oldham, M35 0FA	Good	1860 cotton mill by William Crosley. Taken over by Dob Lane Manufacturing Co in 1908.	-2.5	Weaving shed and warehouse late 19th century and of brick construction. Building appears single storey but is clad in metal sheeting which obscurs any detail or historic appearance.	-3	-2.8	Industrial area, completely clad with modern materials and appears modern within its setting.	-1	Industrial area with limited historic character.	-1	None.	0	-0.7	-1.71
Duke Mill	N/A	Y	Refuge Street, Shaw, Oldham, OL2 8QP	Good	1883 cotton mill. Associative value with J Stott, Platts machinery, Woolstenhulme & Rye engine. Duke Spinning Co Ltd.	0.0	Brick construction, late 19th century. 5 storeys, multi-ridge roof. Large brick arch rectangular windows. Tall sprinkler tower, corner pilasters and stone caps to mill. Warehouse, semi-internal engine house to south side.	3	1.5	Edge of built area, countryside beyond. Lost relationship with surrounding housing, mainly modern replacements and commercial.	2	Viewed within wider landscape but not high quality example.	3	Associations with former use but limited.	1	2.0	1.75

Earl Mill	N/A	Y	Dowry Street, Hathershaw, OL8 2PF	Good	1860 rebuilt 1891 cotton mill. Associative value with PS Stott. Asa Lees machinery, Buckey & Taylor engine.	0.0	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.	3	1.5	Good relationship with terraced housing surrounding. Lost group value with demolished Maple Mill, although Maple chimney survives in distance.	3	Business park within close proximity of residential and industrial activity. Adjacent to roadside, active site.	3	Associations with previous use, positive local employer.	3	3.0	2.25
Elm Mill	Newby Mill	Y	Linney Lane, Shaw, OL2 8HB	Good	1890 cotton mill. Associative value J Stott. Hetherington machinery, Buckley & Taylor engine.	0.0	Brick construction, five storeys, multi ridge roof, large brick arch rectangular windows, corner pilasters, embelished brickwork, eaves detail, engine house west side. Single storey weaving shed. No boiler house or chimney.	3	1.5	Lost relationship with terraced housing. No tower or chimney. Group value with Lily Mill and Briar and Lilac beyond.	3	Industrial area opposite residential.	2	Associations with previous use diminished with loss / replacement of housing.	1	2.0	1.75
Falcon Mill (Weaving Shed)	N/A	Y	Victoria Street, Chadderton, Oldham, OL9 0HB	Good	1885 velvet mill. Associative value PS Stott. Buckley & Taylor engine. Oldham Velvet Manufacturing Co.	0.0	Brick construction single storey of many bays. Very good examples of late 19th century brick embellishments to the offices. All roofs replaced.	3	1.5	Good relationship with terraced housing surrounding. Unusual extensive single storey building adjacent to street. Group value with Manor Mill.	4	Main road position close to road providing high visual impact. Good relationship with surrounding houses, community / school / Manor Mill.	4	Associations with former use, visual relationship with terraced housing and Manor Mill. In active use, contributes positively to experience.	4	4.0	2.75

Fir Mill	Vernon Works	Y	High Barn Street, Royton, Oldham, OL2 6RW	Good	1905 cotton mill. Associative value A Turner. Platts machinery. Scott & Hodgson engine. Fir Spinning Co Ltd.	-2.5	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.	3	0.3	Good relationship with terraced housing to south. No chimney or distinctive tower.	3	Set back from main road and visible behind houses but lacks a sense of presence.	3	Associations with former use, visual relationship with terraced housing. In active but low frequency use.	3	3.0	1.63
Forge Mill	N/A	Y	Greenacres Road, Oldham, OL4 1HA	Good	Cotton mill of uncertain date. Evolved from Soho Iron Works founded in 1816. Conversions and alterations in the 1850s to form a large spinning mill. Whilst loom shops were demolished, Forge Shed remains.	-2.5	Brick construction, 2 storey, tall brick arched windows, many infilled. Rusticated stone doorway, brick eaves course. Roofs replaced.	1	-0.8	Adjacent to stretscene, provides some character of former use. Views towards church tower beyond.	1	Industrial and commercial area, little historic context.	0	None.	0	0.3	-0.21
Fountain Mill	N/A	Y	Stampstone Street, Oldham, OL1 3LJ	Poor	1821 cotton mill Associative value with Woodhouse & Potts for Gould & Cooper. Large part demolished and fire damaged. Remaining building part of original complex.	0.0	Brick construction, Three storey height, 19 bays. Brick arched windows with stone keystones. Blocked ground floor openings. Surrounding buildings demolished. No tower or chimney.	2	1.0	The building lines the roadside and opposite Hartford Old Works which provides reference and group value.	2	Industrial and commercial area. Large vacant plots and lack of sense of place.	0	None.	0	0.7	0.83

Gatehead Mill	N/A	Y	Delph New Road, Delph, Oldham, OL3 5DB	Poor	Late 19th century woollen mill. Stone building dates to 1781 thought to be first cotton mill in Saddleworth. Associative value with John and James Buckley who also established a school for children employed at Gatehead Mill in 1786.	2.5	Two storey brick construction large rectangualr windows with concrete tops and multi ridge roofs. Also early 20th century weaving shed with 6 roof ridges. 2 storey stone building	1	1.8	Set back from roadside with woodland to rear. Commercial character with little sense of being a former mill.	2	Busy road and active site.	2	None.	0	1.3	1.54
Gorse Mill No.1	N/A	Y	Gorse Street, Chadderton, Oldham, OL9 9QL	Good	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.	0.0	Red brick construction, 5 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.	4	2.0	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.	4	Busy environment, active site, lost original context but views / experience alongside Ace Mill of value.	4	Association with former use, local employer contributes to positive experience.	3	3.7	2.83

Grape Mill	N/A	Y	New Coin Street, Royton, Oldham, OL2 6JZ	Fair	1905 cotton mill. Associative value with TW Jenkins. Platts machinery, J Hargreaves & Sons engine. By the Grape Mill Co as the No.2 mill to Vine Mill.	0.0	Brick building of five storeys. Multi ridge roof. Large rectangular brick arch windows. Pilasters and restrained embellishments. Engine house north side. Sprinkler tower to north east corner with name to top and tall ornate tower south side.	2	1.0	Valley bottom location downhill from Vine Mill. Old farmhouse to west within green setting. Otherwise industrial in character.	3	Busy environment, active site with group value alongside Vine and Delta Mill.	3	Association with former use, local employer contributes to positive experience.	3	3.0	2.00
Greenfield Mills	Fletchers	Y	Holmfirth Road, Greenfield, Oldham, OL3 7NB	Poor	Early origins of a woollen mill on this site mid 19th century. Current buildings 19th century cotton mill, became paper mill in 1929.	0.0	Late 19th century two and three storey stone buildings with multi ridge roofs, multi phase. Weaving shed, various buildings.	2	1.0	Millponds to east and south east, sluice to south east, reservoir to east. Valley bottom location viewed from surrounding approaches/landscape. Row of terraced workers houses on hill above.	3	Tranquil location adjacent to popular walking area of Dove Reservoir. Derelict appearance with limited access.	3	Association with former use. Derelict site has adverse visual impact or characteristic.	3	3.0	2.00
Greengate Mill	N/A	Y	Sefton Street, Chadderton, Oldham, OL9 7LX	Good	Late 19th century cotton waste factory.	-5.0	Brick construction 2 storey, hipped slate roof rectangular brick arch windows.	1	-2.0	Predominantly industrial area with potential associated housing close by.	1	Low level activity, narrow streets.	1	None.	0	0.7	-0.67
Haybottoms Mill	N/A	Y	Oak View Road, Greenfield, Oldham, OL3 7EP	Good	Mid 19th century, marked as bleech works on historic plans.	0.0	Brick built 2 storey in height with gable ends facing towards entrance. Roofs replaced with metal sheeting.	2	1.0	Rural setting adjacent to housing. Seen in views from road.	2	Small scale industrial buildings set back from roadside, low activity.	2	None.	0	1.3	1.17

Heron Mill	N/A	Y	Heron Street, Hollins, Oldham, OL8 4JS	Good	1905 cotton mill. Associative value with PS Stott. Asa Lees machinery. George Lees engine. For Heron Mill Co. Ltd.	0.0	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 orner in poor condition. Boiler house and brick chimney. warehouse.	3	1.5	Residential area with school to south-west. Retains relationship with some terraced housing.	3	Quiet location with low level activity. Building in good condition although engine house disused and in poor condition.	3	Association with former use. Site in good overall condition.	3	3.0	2.25
Ivy Mill	N/A	Y	Mitre Street, Failsworth, Oldham, M35 9BY	Good	1890 cotton mill. Associative value with George Schofield. Engine Timbly Bates and Pollit & Wigzell.	-2.5	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.	3	0.3	Main road, commercial area with housing beyond. Canal side location with views from bridge over waterway.	4	Canal side location and group value with others along this stretch.	4	Canal side / footpath location contributes positively to use of footpath / leisure.	4	4.0	2.13
Jubilee Mill	N/A	Y	Brideoake Street, Waterhead, Oldham, OL4 2HA	Poor	1848 cotton mill known as Hague Street Mill. Engine Wood Bros. Huge stone blocks on ground to north gable, possible site of former engine house.	-2.5	Brick construction with timber internal structure. Three storeys. Small square chimney attached to north gable. Slate roof. Small rectangular brick arch windows.	2	-0.3	Hill top position at corner of two roads. Prominent in views on approach. Seen in context of church spire to south.	2	Derelict building having adverse effect on local character and appearance. Potential to stimulate local regeneration.	-2	Association with former use. Sit in poor condition.	2	0.7	0.21

Jubilee Mill (Fulling) *	Woodbottom Mill	Y	Off Milnrow Road, Shaw, Oldham, OL2 8BX	Very Bad	Marked on the 1896 OS plan and thought to have been a water powered spinning mill.	-2.5	Two storey stone built mill of 12 bays with single storey addition to front. Rectangular windows with stone lintels and cills. Two later stone buildings, circular brick chimney. Managers house and row of terraced cottages.	2	-0.3	The site is difficult to access and not seen from the main road, except for the circular chimney which suggests a mill site.	1	Limited experience or access.	0	Possible associations with former use but limited.	0	0.3	0.04
Kinders Lane Mill	N/A	Y	Boarshurst Lane, Greenfield, Oldham, OL3 7BG	Fair	Marked on the map as a woollen mill, the main building being late 19th century/early 20th century. The site has evolved organically. No engine house, chimney or offices.	-2.5	Weaving shed fronting Kinder Lane appears to have been rebuilt at some stage. The earliest part of the complex was the now demolished central buildings and the mill adates to the late 19th century.	1	-0.8	Corner site at point of road split which provides some visual prominence. However buildings low level and no key view. Weaving shed elevation to Kinder Lane of character and value. Some terraced housing provides context.	2	Quiet edge of settlement location with views into site from uphill. Buildings largely demolished and altered.	2	Possible associations with former use but limited.	0	1.3	0.29

Knarr Mill	N/A	Y	Oldham Road, Delph, Oldham, OL3 5RQ	Good	Marked on map as woollen mill. Spinning mill early to mid 19th century. Knarr Mill was a woollen mill from its inception in 1791, but for a short time from around 1824 to 1840 cotton spinning was carried out here by Ralph Thornley. Engine from Victor Coates of Belfast 1901 to replace a beam engine and waterwheel.	0.0	Spinning mill is early to mid 19th century and stone build with timber internal structure. Rectangular windows with stone lintels and cills. 20th century addition to front which detracts from architectural value of original mill.	2	1.0	Adjacent to fast flowing stream. Set within steep valley around which the road climbs and affords visibility down to the mill from above, although not prominent / clear in that view.	3	The site is nestled in the valley and only really visible on closer proximity.	1	In active use, but limited communal value.	0	1.3	1.17
Lane End Mill	Royton Lane Mill	Y	Holden Fold Lane, Royton, Oldham, OL2 5LW	Good	Marked on the map as a cotton mill. A small mill was built sometime earlier than 1817 although very little historic fabric remains intact.	-5.0	Stone boundary along Holden Fold is of character. Buildings significantly altered and infilled.	0	-2.5	Industrial area and group value with Grape Mill and Vine Mill although little contribution.	1	Industrial area and historic fabric provides context to street scene and sense of place although not an active frontage.	1	In active use, but limited communal value.	0	0.7	-0.92
Lilac Mill	N/A	Y	Beal Lane, Shaw, OL2 8PJ	Good	1918 cotton mill by Lilac Mill Co. Associative value with PS Stott. Platts machinery. Buckley & Taylor engine.	0.0	Brick construction. Steel internal structure, 5 storeys. Tall rectangular windows, closely spaced. Tower to north-west corner. Large engine house to east side, large boiler house and weaving shed.	2	1.0	Good relationship with terraced housing surrounding. Set on edge of settlement with views of Lilac Mill and neighbouring mills contributing to group value.	3	Large industrial area within surrounding residential areas. Character of mills contributes to sense of place.	2	Associations with former use, visual relationship with terraced housing. In active use.	2	2.3	1.67

Lily Mills	N/A	Y	Linney Lane, Shaw, OL2 8HB	Good	Cotton mill. Associative value with G Stott. Mill No.1 Platts machinery, Bukley & Taylor engine. Mill No.2 George Saxon engine.	0.0	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.	2	1.0	Commercial setting behind other commercial buildings.	2	Large industrial area within surrounding residential areas. Character of mills contributes to sense of place.	2	Associations with former use, visual relationship with terraced housing. In active use.	2	2.0	1.50
Longrange Mill	Orme Mill	Y	Greenacres Road, Waterhead, Oldham, OL4 3NS	Fair	1908 cotton mill. Associative value with FW Dixon & Son. T Holt / Tweedale & Smalley machinery. George Saxon engine.	0.0	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.	3	1.5	Commercial area on edge of residential area. Group value with Cairo and Majestic Mills. Located on incline.	4	Really large site with a lot of activity. Edge of residential area.	2	Associations with former use, visual relationship with terraced housing. In active use.	3	3.0	2.25
Lumb Mill	N/A	Y	Huddersfield Road, Delph, Oldham, OL3 5DF	Good	1794 woollen mill used for cotton 1804-10 by Joseph Lawton.	-2.5	Brick construction, 3 storey, sprinkler tower attached. Various other buildings date to 19th century. Modern houses surrounding.	2	-0.3	The site is quite enclosed with stone wall and narrow entrance toward. Main building seen from new housing estate to east.	2	Industrial site adjacent to village, largely enclosed.	2	Associations with former use.	2	2.0	0.88

Majestic Mill	Lower Mill	Y	Dunham Street, Waterhead, Oldham, OL4 3NT	Fair	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.	0.0	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.	3	1.5	Surrounded by predominantly residential area. Has group value with Orme and Cairo.	3	Really large site with a lot of activity. Edge of residential area.	2	Associations with former use, visual relationship with terraced housing. In active use.	3	2.7	2.08
Malta Mill	N/A	Y	Mills Hill Road, Chadderton, Oldham, M24 2EE	Good	1905 cotton mill. Associative value with FW Dixon. Platts machinery.. Buckley & Taylor engine.	0.0	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, 1 storey and basement. to east of mil. No boiler house or chimney.	3	1.5	Canal side location with engine house and tower. Group value with Preserve Works over the road.	4	Industrial / commercial area. In use but as storage / management, little activity.	2	Associations with former use, although some terraced housing nearby it has lost visual connection. In active use.	2	2.7	2.08
Marlborough Mill (No. 1)	N/A	Y	Mellor Street, Failsworth, Oldham, M35 0HT	Good	1905 cotton mill. Associative value with PS Stott. Asa Lees machinery. George Lees engine. For Heron Mill Co. Ltd.	0.0	Red brick construction, steel and concrete internal structure. Tall rectangular windows. Pilasters between bays. Some brick embellishments. Attached engine house.	3	1.5	Prominent canal side location with lock gates. Large mill with engine house and chimney all contributing to group value.	4	Busy retail area to south east and surrounded by housing. In use for distribution but poorly maintained to street side.	3	Associations with former use, some value through nearby terraced housing and canalside location/footpat h.	4	3.7	2.58

Morton Mill	N/A	Y	Morton Street, Failsworth, Oldham, M35 0BN	Fair (now assumed poor after fire)	1914 cotton mill. Associative value with E S Kearsley Ltd. 20th century manufacturers house to west end of mill.	-5.0	Red brick small doubling mill. Rectangular brick arch windows. Sprinkler tower and tank to south west corner. Early 20th century house to west.	1	-2.0	Adjacent to railway line within industrial and commercial area.	1	Building in poor condition, relatively little activity visible. Boarded up former house to west. Building in poor condition.	1	Possible associations with former use but unlikely.	0	0.7	-0.67
Oak View Mills	N/A	Y	Manchester Road, Greenfield, Oldham, OL3 7HG	Good	Late 19th century woollen mill. With previous mill during the early 19th century however no evidence of such on site.	-2.5	Stone built mill of four storeys with hipped slate roof. Rectangular windows with stone lintels and sills. Tower projecting to front which is close to roadside. Warehouse lowered to single storey. Later spinning block to west.	2	-0.3	Roadside location to edge of built form. On same watercourse as Heybottoms Mill to the north. Group value with Haybottoms Mill and former Greenfield Industrial Cooperative Society.	3	Buildng is on a busy road and set at an angle which when combined with the advancement of the warehouse to the front masks views on approach.	2	Possible associations with former use.	2	2.3	1.04
Osborne Mill	N/A	Y	Waddington Street, Chadderton, Oldham, OL9 6QH	Good	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.	0.0	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.	3	1.5	Set within a commercial area but across the park from Manor Mill. Views between the two contribute to group value.	3	Commercial area with housing to south-west. Active and parking problematic. Buildings in reasonable condition with upvc windows.	3	Possible associations with former use.	1	2.3	1.92

Paradise Mill	N/A	Y	Bell Street, Oldham, OL1 3QA	Fair	Built prior to 1848 as Atlas Iron Works. Marked on map as cotton mill then cotton waste mill.	-5.0	Brick building of two storeys with rectangular windows and blocked taking in door as well as goods hoist. Roof recently replaced with metal sheeting.	1	-2.0	Commercial area with many alterations to built fabric.	0	In use as a builders merchant. Within commercial area with little character.	0	None.	0	0.0	-1.00
Pingle Mill	Pringle Mill	Y	Pingle Lane, Delph, Oldham, OL3 5EX	Good	C.1780 marked on maps as a woollen mill. Originally known as Farrands Mill after John Farrand it's first occupier when it was a scribbling mill. Converted to cotton spinning soon after 1800. From c.1892 occupied by the Delph Co-Op Society manufacturing flannels and shawl.	0.0	Two main buildings, 1. stone building of two storeys towards site entrance. 2. three storey stone building with later phases. Three storey domestic house in the centre which may be oldest part of whole site.	2	1.0	Valley bottom along watercourse. Rural location with hills to backdrop.	2	Very narrow access into site. Enclosed site within countryside setting.	2	Possible associations with former use.	1	1.7	1.33
Prince of Wales Mill	N/A	Y	Vulcan Street, Oldham, OL1 4EP	Good	1875 cotton mill. Associative value with Edward Potts. Machinery by Platt's and engine by Woolstenholme and Rye.	-2.5	Only office building remains. Red brick, squared in form. Two storey with brick pilasters, stone eaves band and raised parapet. Set behind railing fence.	2	-0.3	Business park and residential area. With mill demolished it has lost context.	0	Historic building with terraced housing adjacent.	1	None.	0	0.3	0.04

Ram Mill	N/A	Y	Gordon Street, Chadderton, Oldham, OL9 9RJ	Good	1907 cotton mill. Associative value with Stott & Sons. Platts machinery. George Saxon engine. Built by the Ram Spinning Co. extended 1955.	0.0	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.	3	1.5	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.	3	Industrial character and unable to get close to the building. Surrounding terraced housing has been lost but visual relationship with Gorse and Ace.	3	Possible associations with former use.	1	2.3	1.92
Rasping Mills	Valley Mills	Y	Millgate, Delph, Oldham, OL3 5DG	Fair	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.	2.5	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.	2	2.3	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 abainst backdrop of rural hills. M shaped roof characteristic of mill site.	3	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.	3	Possible associations with former use. Group value and experience edge of settlement contributes to sense of place.	4	3.3	2.79

Raven Mill	N/A	Y	Raven Avenue, Chadderton, Oldham, OL9 8PW	Good	1892 cotton mill. Associative value with PS Stott. Asa Lees machinery. Buckey & Taylor engine.	0.0	Waterhouse 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 / chimney intact. Red brick and two storey full length of north side. Name on chimney.	3	1.5	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.	3	Largely residential area and good quality housing. Positive experience, active use.	4	Possible associations with former use. Group value contributes to sense of place.	3	3.3	2.42
Slackcote Mills	N/A	Y	Slackcote Lane, Delph, Oldham, OL3 5TW	Good	Original mill probably of 1781 date. Current buildings of late 19th century date and always been woollen production.	-2.5	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.	3	0.3	Valley bottom position within countryside setting. Characteristic of Saddleworth mills but not prominent in landscape.	3	Quiet waterside location with surrounding stone walls. Active use.	3	Possible associations with former use.	3	3.0	1.63
Springfield Mills	N/A	Y	Moss Lane, Royton, Oldham, OL2 6HR	Good	1869 by Richard Fitton and taken over by the Moss Lane Spinning Co in 1873. Warehouse extension 1875. Destroyed by fire 1962, only single storey section still standing.	-5.0	Single storey building all that remains on original footprint.	-3	-4.0	Industrial area surrounded by other similar and modern structures.	0	Industrial area with no value to sense of place.	0	None.	0	0.0	-2.00

Springfield Works	N/A	Y	Samuel Street, Failsworth, Oldham, M35 0GA	Good	1871 sponge cloth works. Shaw and Butterworth. Partially demolished.	-5.0	Brick single storey late 19th century buiding with rectangular brick arched windows of many phases. Single storey early 20th century brick building at its entrance possibly offices. Brick chimney demolished.	2	-1.5	Small industrial area adjacent to housing and bound by railway line to north. Discreet site with low impact.	1	Quiet but in active use.	1	None.	0	0.7	-0.42
Stockfield Mill	N/A	Y	Stockfield Road, Chadderton, Oldham, OL9 9ES	Good	1862 cotton mill. Associative value with PS Stott. Buckley & Taylor engine.	0.0	Red brick construction of four storey. Large rectangular brick arched windows. Patterned brickwork to the eaves. Phase 2 attached at 90 deree angle L plan. Early 20th century engine house. Boiler house and chimney demolished. Possible office block and warehouse.	3	1.5	Industrial area with housing to west. No relationship with surrounding housing. Tower with name provides views towards.	2	Active use well maintained.	2	Possible associations with former use.	1	1.7	1.58
Swan Mill	N/A	Y	Foxdenton Lane, Chadderton, Oldham, M24 1QG	Good	1875 cotton mill. Associative value with E Potts. Platts machinery, Pollock & McNab engine. Built by Swan Spinning Co. Rebuilt after fire in 1922.	0.0	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.	3	1.5	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.	3	Active site but with modern sheds and vacant site surrounding. Canal path positive to sense of place.	4	Possible associations with former use. Contribution of footpaths beside canal of value to sense of place.	4	3.7	2.58

Thornham Mill	N/A	Y	Oozewood Road, Royton, Oldham, OL2 5SJ	Poor	1885 cotton mill. Associative value with J Mawson. Platts, Woolstenhule & Rye engine. Bult by Thornham Spinning Co Ltd. Earlier block demolished.	0.0	Brick construction five storeys in height. Multi ridge roof. Rectangular windows with stone lintels and cills. Corner pilasters and two projecting towers to the north side. Engine house attached to north west corner with two stone arched windows. Late 19th century warehouse and weaving shed.	3	1.5	Central to residential area but no surviving relationship with surrounding terraces.	2	Quiet location with low level activity. Building not in use and declining condition.	1	Possible association with former use.	1	1.3	1.42
Vale Mill	N/A	Y	Chamber Road, Hollins, Oldham, OL8 4PX	Good	1868 cotton mill, extensions 1882 and 1920. Lowered to three storey.	-2.5	Brick construction three storey height. Large rectangular windows. Flat roof. Distinctive brick projection to front wall with stone moulding. Prockter & Co Ltd above main entrance. Engine house to west demolished. Retains lowered chimney.	2	-0.3	Main road setting with views into site and of chimney. Grade II church in close proximity.	4	Historic building with terraced housing in close proximity. Active use.	3	Possible association with former use.	1	2.7	1.21
Vale Mill	N/A	Y	Stockfield Road, Chadderton, Oldham, OL9 9LU	Good	1861 cotton mill by William Taylor and Brothers who also owned Stckfield Mill. Mostly demolished in 1964 retaining a three storey building with low pitch roof.	-5.0	Red brick construction of 3 storey reduced in heigh with shallow pitched roof. External boundary walls remain in part.	1	-2.0	Surrounded by industrial development.	0	Some historic fabric to understand former use. Busy area in active use.	1	None.	0	0.3	-0.83

Vine Mill	N/A	Y	Middleton Road, Royton, Oldham, OL2 5LN	Fair	1897 cotton mill. Associative interest with Wild, Collins & Wild. Platts machinery. George Saxon engine. Built by the Vine Mill Co.	0.0	Brick construction of four storeys. Multi ridge roof. Large rectangular brick arch windows. Three projecting towers to north side with staggered narrow arched windows and corner pilasters. Name to top of tower. Boiler house, engine house and chimney demolished, reservoir infilled.	2	1.0	Largely residential area and fronting main road. Set on top of hill with Grape Mill downslope.	3	Appears under used if at all and in declining condition.	1	Possible associations with former use. Very limited remaining terraces nearby.	1	1.7	1.33
Warth Mill	Wharf Mill	Y	Huddersfield Road, Diggle, Oldham, OL3 5PS	Good	1919 cotton mill. For Cooperative Wholesale Society. Originally called Wharf Mill	0.0	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.	3	1.5	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.	3	Key to character of rural settlement. In active use.	3	Possible associations with former use. Very limited remaining terraces nearby.	1	2.3	1.92

Waterside Mill	N/A	Y	Waterside, Greenfield, Oldham, OL3 7NH	Good	1856 cotton mill. Largest in Saddleworth. Associative value with J Petrie and Co. Scott and Hodgson engine.	-2.5	Spinning mill is mid to late 19th century and stone built. Three storey, gabled slate roof. Rectangular windows with stone lintels and cills. Stone built weaving shed with seven roof ridges. Second weaving shed to north of site in red brick. Late 19th century engine house. Reservoir east of site.	2	-0.3	Edge of village location. Narrow access track / bridge over watercourse. Screened from view. Valley bottom location.	2	Quiet location in active use. Some individual houses within close proximity.	3	None.	0	1.7	0.71
Wellington Mills	Knoll Mill	Y	Chew Valley Road, Greenfield, Oldham, OL3 7BT	Poor	1853 cotton mill by Shaw Sons and Lees. Only one mill of the original complex survives with the remainder redeveloped for Tesco.	-2.5	Three storey with basement building of stone construction in poor condition. Rectangular square headed windows of multi panes.	2	-0.3	Edge of town location adjacent to road. Historic building remnant of past use of site.	2	Edge of town location, quiet street of some character	2	None.	0	1.3	0.54
Werneth Mill	N/A	Y	Manchester Road, Werneth, Oldham, OL9 6HF	Good	1821 original mill burnt down. Rebuilt 1882 associative interest with J Wild. Musgrave and Sons engine. Mostly demolished in 1970s.	-2.5	Late 19th century / early 20th century red brick built. Lowered to two storeys. Steel and concrete internal structure. Western buildings have roofs in style of a weaving shed but not original. External walls survive to north of two storey warehouse.	1	-0.8	Busy roadside location with housing to rear.	1	Active use, significantly altered.	0	None.	0	0.3	-0.21

Werneth Mills	N/A	Y	Henley Street, Werneth, Oldham, OL1 2EY	Fair	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.	0.0	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.	4	2.0	Central location with terraced housing remaining close by. Towers provide key focal point. Significantly large building.	3	Active use well maintained.	3	Possible association with former use.	1	2.3	2.17
Woodend Mill	N/A	Y	Hartshead Street, Lees, Oldham, OL4 5DR	Good	1856 cotton mill replaced burnt out Thackeray Mill. Much altered / reduced.	-5.0	Stone built three storey building with flat roof and large rectangular windows with stone lintels and cills. Warehouse late 19th century and stone built with timber internal structure single storey aligned with stream bank.	2	-1.5	End of residential area behind tall stone wall. Surrounded by woodland, no views in or out.	1	Active use but limited access.	1	None.		1.0	-0.25



Appendix 2

Past Sale Values

Address	Beds	Asking price	Type	Square metres	Price per m2	Notes
Alexandra Mill, Uppermill, Saddleworth	2	£189,000.00	Conv	45	£4,200	
Alexandra Mill, Uppermill, Saddleworth	2	£240,000.00	Conv	?		
Bowler Way, Greenfield, Saddleworth	2	£195,950.00	NB	72	£2,722	
Butterworth Way, Oldham	2	£180,000.00	NB	?		
Butterworth Way, Oldham	2	£190,000.00	NB	?		
Fernhill, Grasscroft, Saddleworth	2	£279,000.00	NB	105	£2,657	
Hollyville, Holmfirth Rd, Greenfield	2	£299,950.00	Conv	125	£2,400	
Spring Mill, Uppermill, Saddleworth	2	£175,000.00	NB	61.5	£2,846	
Spring Mill, Uppermill, Saddleworth	2	£275,000.00	Conv	78	£3,526	
Tame Valley Close, Mossley	2	£125,000.00	NB	56	£2,232	
Village Green, Uppermill, Saddleworth	1	£134,995.00	NB	45	£3,000	over 55's
Waters Reach, Mossley	2	£100,000.00	NB	?		
Willow Bank, Uppermill, Saddleworth	1	£125,000.00	Conv	41.6	£3,005	
Willow Bank, Uppermill, Saddleworth	1	£130,000.00	Conv	55.5	£2,342	
Average					£2,893	

**Apartments for sale in and around Value Area 3
(Chadderton Central/Chadderton N/Royton N/Royton S/Crompton/Shaw/St. James/Waterhead/Failsworth E/Saddleworth W & Lees)**

Address	Beds	Asking price	Type	Square metres (approx)	Price per m2	Notes
Acorn Mill, Oldham	2	£124,950.00	Conv	50	£2,499.00	

Albert Street, Royton	2	£79,950.00	PB	76	£1,051.97
Assheton Road, Shaw	2	£85,000.00	PB	64	£1,328.13
Birchinlee Avenue, Royton	2	£80,000.00	PB	58.8	£1,360.54
Chapel Croft, Royton	2	£120,000.00	Conv	48.5	£2,474.23
Fairbourne Walk, Oldham	2	£100,000.00	PB	52.5	£1,904.76
Fields New Road, Chadderton	1	£69,950.00	PB	?	
Fields New Road, Chadderton	1	£74,950.00	PB	39	£1,921.79
High Street, Oldham	2	£100,000.00	PB	?	
Kenyon Lane, Manchester	Studio	£101,495.00	PB	?	
Leegrange Rd, Manchester	2	£79,950.00	PB	?	
Longfellow Crescent, Oldham	2	£75,000.00	PB	72	£1,041.67
Primrose Hill Court, Shaw	2	£104,950.00	PB	55.5	£1,890.99
Queens Rd, Manchester	2	£98,000.00	PB	55	£1,781.82
Rex Court, Grotton, Saddleworth	2	£139,950.00	PB	59.5	£2,352.10
Rochdale Road, Manchester	2	£90,000.00	PB	?	
Shaw Road, Newhey, Rochdale	3	£85,000.00	Conv	50	£1,700.00
Shepherd Street, Oldham	2	£120,000.00	PB	51.5	£2,330.10
Signal Drive, Manchester	2	£105,000.00	PB	?	
Signal Drive, Manchester	2	£95,000.00	PB	?	
Silchester Drive, Manchester	2	£80,000.00	PB	58	£1,379.31
Silchester Drive, Manchester	2	£80,000.00	PB	?	
St Pauls House, Chapel Croft, Royton	2	£119,950.00	Conv	?	
Stansfield Street, Newton Heath	2	£89,950.00	PB	?	
Stansfield Street, Newton Heath	2	£85,000.00	PB	?	
Westridge Chase, Royton	2	£99,950.00	PB	59	£1,694.07
Whitstable Close, Oldham	1	£75,000.00	PB	39.5	£1,898.73

Average

£1,878

Apartments for sale in and around Value Area 4 (Saddleworth South and Failsworth West)

Address	Beds	Asking price	Type	Square metres (approx)	Price per m2	Notes
Oldham Road, Failsworth	1	£159,995.00	NB	57	£2,806.93	
Oldham Road, Failsworth	2	£94,950.00	Conv	105	£904.29	
Oldham Road, Failsworth	2	£99,950.00	Conv	93.6	£1,067.84	
Sycamore Grove, Failsworth	1	£74,950.00	NB	?		
Average					£1,593	

The Wharf, Wool Rd, Dobcross

1

£120,000.00

Conv

39

£3,076.92

Outram Mews, Uppermill

1

£131,950.00

NB

37

£3,566.22

Over 55's

Average

£3,322

Apartments for sale in and around Value Area 5 (Coldsworth/Alexandra/St.Marys/Werneth/Hollinwood/Medlock Vale)

Address	Beds	Asking price	Type	Square metres (approx)	Price per m2	Notes
Barkwell Lane, Ashton Under Lyme	2	£119,950.00	Conv	?		
Boston Street, Oldham	1	£64,950.00	PB	?		
Byron Street, Oldham	2	£40,000.00	PB	41.7	£959.23	By auction
Grange Court, Oldham	2	£79,995.00	PB	63	£1,269.76	Over 50's
Springwood Hall, Ashton Under Lyme	2	£135,000.00	Conv	46.5	£2,903.23	
The Victory, 165 Union Street, Oldham	1	£34,950.00	PB	36	£970.83	

Wellyhole Street, Oldham	2	£122,500.00	PB	?
Woodend House, Atherton St, Springhead	1	£140,000.00	Conv	?

Mill conversion properties currently for sale

		Asking price	£ per m2	Ward
Albion Mill (Willow Bank)	1 bed flat	£130,000.00	£2,342.34	Saddleworth South
Albion Mill (Willow Bank)	1 bed flat	£125,000.00	£3,004.80	Saddleworth South
Alexandra Mill	2 bed flat	£189,000.00	£4,200.00	Saddleworth South
Buckley Mill	2 bed flat	£160,000.00	£2,631.57	Saddleworth South
Spring Mill	2 bed flat	£275,000.00	£3,525.64	Saddleworth South
Spring Mill	2 bed flat	£175,000.00	£2,430.55	Saddleworth South
Average			£3,022.48	
Stone Bottom Mill (The Wharf)	1 bed flat	£139,995.00	£3,888.75	Saddleworth North
Stone Bottom Mill (The Wharf)	1 bed flat	£120,000.00	£3,333.33	Saddleworth North
Hey Lane (Acorn Mill)	2 bed flat	£124,950.00	£2,499.00	Saddleworth West and Lees
Average			£3,240.36	

Sold properties

		Last sold for	Date last sold	Ward
Albion Mill (Willow Bank)	Flat	£125,000.00	Jun-19	Saddleworth South

	Flat	£140,000.00	Oct-18	Saddleworth South
	Flat	£129,995.00	Aug-18	Saddleworth South
	Flat	£119,995.00	Jul-18	Saddleworth South
	Flat	£197,500.00	Oct-17	Saddleworth South
Buckley Mill	Flat	£165,000.00	Apr-19	Saddleworth South
	Flat	£180,000.00	Sep-18	Saddleworth South
	Flat	£124,500.00	Aug-19	Saddleworth South
	Flat	£169,950.00	Aug-17	Saddleworth South
	Flat	£172,500.00	Mar-16	Saddleworth South
Denshaw Vale Works (Corbett Way)	4 bed town house	£378,000.00	Apr-18	Saddleworth North
Diggle Mill (Diggle Mill Cottages)	semi-detached house	£370,000.00	Aug-12	Saddleworth North
	terraced house	£81,000.00	Oct-11	Saddleworth North
	terraced house	£170,000.00	Nov-09	Saddleworth North
	terraced house	£177,000.00	Jun-07	Saddleworth North
Lydgate Mill (Lydgate Fold)	Flat	£139,950.00	Jun-19	Saddleworth South
	Flat	£265,000.00	Nov-18	Saddleworth South
	Flat	£112,000.00	Feb-17	Saddleworth South
	Flat	£110,000.00	Aug-16	Saddleworth South
Hey Lane Mill (Acorn Mill)	Flat	£93,000.00	Mar-18	Saddleworth West and Lees

	Flat	£133,000.00	Feb-18	Saddleworth West and Lees
	Flat	£83,500.00	Feb-18	Saddleworth West and Lees
	Flat	£83,000.00	Jan-18	Saddleworth West and Lees
Royal George Mill (Whitehead Close)	Flat	£131,500.00	Mar-18	Saddleworth South
	Flat	£154,000.00	Jan-17	Saddleworth South
	Flat	£145,000.00	Mar-11	Saddleworth South
	Flat	£115,000.00	Feb-11	Saddleworth South
Spring Mill	Flat	£300,000.00	Dec-18	Saddleworth South
	Flat	£183,000.00	Nov-17	Saddleworth South
	Flat	£265,000.00	Oct-17	Saddleworth South
	Flat	£260,000.00	Oct-17	Saddleworth South
	Flat	£235,000.00	Sep-14	Saddleworth South
Stone Bottom Mill (The Wharf)	Flat	£110,000.00	Aug-19	Saddleworth North
	Flat	£120,000.00	Feb-19	Saddleworth North
	Flat	£117,500.00	Feb-19	Saddleworth North
	Semi-detached house	£139,950.00	Sep-18	Saddleworth North
	Terraced house	£259,950.00	Sep-18	Saddleworth North
Tame Water Mill (The Mill)	Flat	£205,000.00	Sep-19	Saddleworth North
	Flat	£223,000.00	May-19	Saddleworth North
	Terraced house	£300,000.00	Jan-19	Saddleworth North

	Terraced house	£299,000.00	Dec-18	Saddleworth North
	Flat	£134,000.00	Oct-18	Saddleworth North
Throstle Nest Mill (High Grove Road)	Detached house	£300,000.00	Feb-11	Saddleworth South
Tunstead Clough Mill (Holly Ville Apartments)	Flat	£449,000.00	Apr-18	Saddleworth South
	Flat	£250,000.00	Dec-15	Saddleworth South
	Flat	£287,500.00	Jan-14	Saddleworth South
	Flat	£327,500.00	Mar-18	Saddleworth South
	Flat	£320,000.00	Feb-08	Saddleworth South
Walk Mill	Terraced house	£229,950.00	Apr-18	Saddleworth North
	Terraced house	£215,000.00	Oct-17	Saddleworth North
	Terraced house	£209,950.00	Aug-17	Saddleworth North
	Terraced house	£199,950.00	Jun-16	Saddleworth North
	Semi-detached house	£180,000.00	Aug-14	Saddleworth North
Wright Mill	Detached house	£360,000.00	Jul-19	Saddleworth South

Appendix 3

Assessments for Housing Potential

Name in 1992 Public Gazetteer.	Extant Y / N	Address	Ward	3 Dragons	ELG VA	Listed Building	Conservation Area (*at risk)	Floor Area (m²)	Date of origin	Condition	Physical Constraints (-5 to +5)					Value Area				
											Heritage Considerations	Condition	Suitability for Residential Use	Scale/Investment Type	Rating axis (x-axis)	Rating (y-axis)	Rating	(y-axis)		
Ace Mill	Y	Whitegate Lane, Chadderton, Oldham, OL9 9RJ	[Chadderton Central]	VA3	VA3	N	N	28880	1910-4	Good	5.00	2.50	-2.50	-5.00	0.00	1.67	0.84	Medium	Low	Medium
Adelaide Mill		Gould Street, Oldham, OL1 3PW	[St James']	VA3	VA3	N	N	4000 est		Good	5.00	2.50	-5.00	5.00	1.88	1.67	1.77	Medium	Medium	Medium
Albert Mills	Y	Albert Street, Hollins, Oldham, OL8 3QP	[Fallsworth East]	VA4	VA4	N	N	8220	c 1850	Good	5.00	2.50	0.00	2.50	2.50	-1.67	0.42	Medium	Low	Low
Alliance Mill	Y	Brown Street, Oldham, OL1 3QH	[St Mary's]	VA5	VA5	N	N	1546	c 1860	Poor	5.00	-2.50	-5.00		-0.83	-5.00	-2.92	Low		Low
Austerlands Mill	Y	Huddersfield Road, Austerlands, Oldham, OL4 3QD	[Saddleworth North]	VA4	VA2	N	N	1235	1819	Fair	5.00	0.00	-5.00		0.00	5.00	2.50	High		High
Bee Mill	Y	Shaw Road, Royton, Oldham, OL2 6EF	[Royton South]	VA3	VA3	N	N	11636	1901	Good	5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Belgrave Mill	Y	Honeywell Lane, Hathershaw, Oldham, OL8 2LB	[Alexandra]	VA5	VA5	N	N	8646 (No. 1) 5874 (No. 3) 20635 (No. 4)	1881	Good	5.00	2.50	0.00	-5.00	0.63	-5.00	-2.19	Low	Low	Low
Bell Mill	Y	Claremont Street, Hathershaw, Oldham, OL8 3EJ	[Medlock Vale]	VA5	VA5	N	N	20559	1904	Good	5.00	2.50	2.50	-5.00	1.25	-5.00	-1.88	Low	Low	Low
Briar Mill	Y	Beal Lane, Shaw, OL2 8PH	[Shaw]	VA3	VA3	N	N	25646	1906	Good	5.00	2.50	-5.00	-5.00	-0.63	1.67	0.52	Medium	Low	Low
Britannia Mill	Y	Britannia Street, Oldham, OL1 3QB	[St Mary's]	VA5	VA5	N	N	2799	Early 19th century	Fair	5.00	0.00	-5.00	5.00	1.25	-5.00	-1.88	Low	Low	Low
Cairo Mill	Y	Greenacres Road, Waterhead, Oldham, OL4 3EX	[Waterhead]	VA3	VA3	N	N	17239	1903	Good	5.00	2.50	0.00	-2.50	1.25	1.67	1.46	Medium	Low	Low
Delta Mill	Y	New Coin Street, Royton, Oldham, OL2 6JZ	[Royton South]	VA3	VA3	N	N	11172	1902	Good	5.00	2.50	0.00	0.00	1.88	1.67	1.77	Medium	Low	Medium
Dob Lane End Mill	Y	Morton Street, Fallsworth, Oldham, M35 0FA	[Fallsworth West]	VA3	VA3	N	N	1553	c 1860s	Good	5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Duke Mill	Y	Refuge Street, Shaw, Oldham, OL2 8QP	[Shaw]	VA3	VA3	N	N	15750	1883	Good	5.00	2.50	2.50	-2.50	1.88	1.67	1.77	Medium	Low	Medium
Earl Mill	Y	Dowry Street, Hathershaw, OL8 2PF	[Medlock Vale]	VA5	VA5	N	N	15468	1860	Good	5.00	2.50	0.00	-2.50	1.25	-5.00	-1.88	Low	Low	Low
Elm Mill	Y	Linney Lane, Shaw, OL2 8HB	[Shaw]	VA3	VA3	N	N	17148	1890	Good	5.00	2.50	-5.00	-2.50	0.00	1.67	0.84	Medium	Low	Low
Falcon Mill	Y	Victoria Street, Chadderton, Oldham, OL9 0HB	[Chadderton North]	VA3	VA3	N	Victoria Street	4660	1885	Good	0.00	2.50	-5.00		-0.83	1.67	0.42	Medium		Low
Fir Mill	Y	High Barn Street, Royton, Oldham, OL2 6RW	[Royton South]	VA3	VA3	N	N	23662	1905	Good	5.00	2.50	2.50	-5.00	1.25	1.67	1.46	Medium	Low	Medium
Forge Mill	Y	Greenacres Road, Oldham, OL4 1HA	[St Mary's]	VA5	VA5	N	N	3813	Early 19th	Good	5.00	2.50	-5.00	-5.00	-0.63	-5.00	-2.81	Low		Low
Fountain Mill	Y	Stampstone Street, Oldham, OL1 3LJ	[St James']	VA3	VA3	N	N	3360	1821	Poor	5.00	-2.50	0.00	5.00	1.88	1.67	1.77	Medium	Medium	Medium
Gatehead Mill	Y	Delph New Road, Delph, Oldham, OL3 5DB	[Saddleworth North]	VA4	VA2	N	Within 100m Delph	2673	1781	Poor	5.00	-2.50	-5.00		-0.83	5.00	2.08	High		High
Gorse Mill No.1	Y	Gorse Street, Chadderton, Oldham, OL9 9QL	[Chadderton Central]	VA3	VA3	N	N	19020	1908	Good	5.00	2.50	-2.50	-2.50	0.63	1.67	1.15	Medium	Low	Medium
Grape Mill	Y	New Coin Street, Royton, Oldham, OL2 6JZ	[Royton North]	VA3	VA3	N	N	28109	1905	Fair	5.00	0.00	0.00	-5.00	0.00	1.67	0.84	Medium	Low	Low
Greenfield Mills	Y	Holmfirth Road, Greenfield, Oldham, OL3 7NB	[Saddleworth South]	VA1	VA2	N	Within 100m Hey Top	99240	Early 19th	Poor	5.00	-2.50	-5.00		-0.83	5.00	2.08	High		High
Greengate Mill	Y	Sefton Street, Chadderton, Oldham, OL9 7LX	[Hollinwood]	VA5	VA5	N	N	2560	Early 20th	Good	5.00	2.50	-5.00	5.00	1.88	-5.00	-1.56	Low	Low	Low
Haybottoms Mill	Y	Oak View Road, Greenfield, Oldham, OL3 7EP	[Saddleworth South]	VA1	VA2	N	Within 100m Ladhill Lane	2765	Early 19th	Good	5.00	2.50	-5.00		0.83	5.00	2.92	High		High
Heron Mill	Y	Heron Street, Hollins, Oldham, OL8 4JS	[Hollinwood]	VA5	VA5	N	N	20539	1905	Very Good	5.00	5.00	2.50	-5.00	1.88	-5.00	-1.56	Low	Low	Low
Ivy Mill	Y	Mitre Street, Fallsworth, Oldham, M35 9BY	[Fallsworth East]	VA4	VA4	N	N	15011	1883	Good	5.00	2.50	0.00	-2.50	1.25	-1.67	-0.21	Low	Low	Low
Jubilee Mill	Y	Brideoake Street, Waterhead, Oldham, OL4 2HA	[Waterhead]	VA3	VA3	N	N	1445	1848	Poor	5.00	-2.50	0.00	0.00	0.63	1.67	1.15	Medium	Low	Medium
Jubilee Mill (Fulling) *	Y	Off Milnrow Road, Shaw, Oldham, OL2 8BX	[Shaw]	VA3	VA3	N	N	3043	Late 19th century	Very Bad	5.00	-5.00	0.00	5.00	1.25	1.67	1.46	Medium	Low	Low

Blended Score

Housing Potential Score	Viability Testing	Blended Assessment
Medium	Low	Medium
Medium	Medium	Medium
Medium	Low	Low
Low		Low
High		High
Medium		Medium
Low	Low	Low
Low	Low	Low
Medium	Low	Low
Low	Low	Low
Medium	Low	Low
Medium	Low	Low
Medium	Low	Medium
Low		Low
Medium	Low	Low
Medium	Medium	Medium
High		High
Medium	Low	Medium
Medium	Low	Low
High		High
Low	Low	Low
Low	Low	Low
Medium	Low	Medium
Medium	Low	Low

Kinders Lane Mill	Y	Boarshurst Lane, Greenfield, Oldham, OL3 7BG	[Saddleworth South]	VA1	VA2	N	Within 100m Boarshurst and Ladhill Lane	3394	Late 19th	Fair		5.00	0.00	0.00	5.00	2.50	5.00	3.75	High	High	High
Knarr Mill	Y	Oldham Road, Delph, Oldham, OL3 5RQ	[Saddleworth North]	VA4	VA2	N	N	3282	1791	Good		5.00	2.50	-5.00		0.83	5.00	2.92	High		High
Lane End Mill	Y	Holden Fold Lane, Royton, Oldham, OL2 5LW	[Royton North]	VA3	VA3	N	N	1877	Early 19th century	Good		5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Lilac Mill	Y	Beal Lane, Shaw, OL2 8PJ	[Shaw]	VA3	VA3	N	N	40776	1918	Good		5.00	2.50	-5.00		-0.63	1.67	0.52	Medium	Low	Low
Lily Mills	Y	Linney Lane, Shaw, OL2 8HB	[Shaw]	VA3	VA3	N	N	No. 1 24376 No. 2 21884	1904	Good		5.00	2.50	-5.00		-0.63	1.67	0.52	Medium	Low	Low
Longrange Mill	Y	Greenacres Road, Waterhead, Oldham, OL4 3NS	[Waterhead]	VA3	VA3	N	N	11295	1908	Fair		5.00	0.00	0.00		1.25	1.67	1.46	Medium	Low	Low
Lumb Mill	Y	Huddersfield Road, Delph, Oldham, OL3 5DF	[Saddleworth North]	VA4	VA2	N	Within 100m Delph	3863	1794	Good		5.00	2.50	-5.00		0.83	5.00	2.92	High		High
Majestic Mill	Y	Dunham Street, Waterhead, Oldham, OL4 3NT	[Saddleworth West and Lees]	VA3	VA3	N	N	20346	1903	Fair		5.00	0.00	0.00		-5.00	1.67	0.84	Medium	Low	Low
Malta Mill	Y	Mills Hill Road, Chadderton, Oldham, M24 2EE	[Chadderton Central]	VA3	VA3	N	N	18364	1905	Good		5.00	2.50	0.00		-2.50	1.67	1.46	Medium	Low	Low
Marlborough Mill (No. 1)	Y	Mellor Street, Fallsworth, Oldham, M35 0HT	[Fallsworth West]	VA3	VA3	N	N	25965	1905	Good		5.00	2.50	0.00		-5.00	1.67	1.15	Medium	Low	Medium
Morton Mill	Y	Morton Street, Fallsworth, Oldham, M35 0BN	[Fallsworth West]	VA3	VA3	N	N	3589	1914	Poor		5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Oak View Mills	Y	Manchester Road, Greenfield, Oldham, OL3 7HG	[Saddleworth South]	VA1	VA2	N	Within 100m Ladhill Lane	5764	Early 19th	Good		5.00	2.50	0.00		2.50	5.00	3.75	High	Medium	Medium
Osborne Mill	Y	Waddington Street, Chadderton, Oldham, OL9 6QH	[Coldhurst]	VA5	VA5	N	N	19787	1873	Good		5.00	2.50	0.00		-2.50	-5.00	-1.88	Low	Low	Low
Paradise Mill	Y	Bell Street, Oldham, OL1 3QA	[St Mary's]	VA5	VA5	N	N	1286	Early 19th century	Fair		5.00	0.00	-5.00		0.00	-5.00	-2.50	Low		Low
Pingle Mill	Y	Pingle Lane, Delph, Oldham, OL3 5EX	[Saddleworth North]	VA4	VA2	N	N	2820	1780s	Good		5.00	2.50	2.50		5.00	5.00	4.38	High	Medium	Medium
Prince of Wales Mill	Y	Vulcan Street, Oldham, OL1 4EP	[St James']	VA3	VA3	N	N	294	1875	Good		5.00	2.50	2.50		5.00	3.75	2.71	High	Medium	Medium
Ram Mill	Y	Gordon Street, Chadderton, Oldham, OL9 9RJ	[Chadderton Central]	VA3	VA3	N	N	19064	1907	Good		5.00	2.50	-5.00		-2.50	1.67	0.84	Medium	Low	Low
Rasping Mills	Y	Millgate, Delph, Oldham, OL3 5DG	[Saddleworth North]	VA4	VA2	N	Delph	10844	1775	Fair		0.00	0.00	0.00		0.00	5.00	2.50	High		High
Raven Mill	Y	Raven Avenue, Chadderton, Oldham, OL9 8PW	[Chadderton Central]	VA3	VA3	N	N	19753	1892-1910	Good		5.00	2.50	2.50		-2.50	1.67	1.77	Medium	Low	Low
Slackcote Mills	Y	Slackcote Lane, Delph, Oldham, OL3 5TW	[Saddleworth North]	VA4	VA2	N	N	2062	1781	Good		5.00	2.50	0.00		5.00	5.00	4.06	High	Medium	Medium
Springfield Mills*	Y	Moss Lane, Royton, Oldham, OL2 6HR	[Royton South]	VA3	VA3	N	N	1144	1869	Good		5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Springfield Works	Y	Samuel Street, Fallsworth, Oldham, M35 0GA	[Fallsworth West]	VA3	VA3	N	N	2234	Late 19th	Good		5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Stockfield Mill	Y	Stockfield Road, Chadderton, Oldham, OL9 9E5	[Chadderton Central]	VA3	VA3	N	N	13996	1862	Good		5.00	2.50	-2.50		0.00	1.67	1.46	Medium	Low	Low
Swan Mill	Y	Foxdenton Lane, Chadderton, Oldham, M24 1QG	[Chadderton Central]	VA3	VA3	N	N	26229	1875	Good		5.00	2.50	0.00		-5.00	1.67	1.15	Medium	Low	Medium
Thornham Mill	Y	Oozewood Road, Royton, Oldham, OL2 5SJ	[Royton North]	VA3	VA3	N	N	6904	1885	Poor		5.00	-2.50	2.50		2.50	1.67	1.77	Medium	Low	Low
Vale Mill	Y	Chamber Road, Hollins, Oldham, OL8 4PX	[Hollinwood]	VA5	VA5	N	N	12518	1868	Good		5.00	2.50	-5.00		0.00	-5.00	-2.19	Low	Low	Low
Vale Mill	Y	Stockfield Road, Chadderton, Oldham, OL9 9LU	[Chadderton Central]	VA3	VA3	N	N	2412	c. 1860	Good		5.00	2.50	-2.50		5.00	2.50	2.09	High	Low	Medium
Vine Mill	Y	Middleton Road, Royton, Oldham, OL2 5LN	[Royton North]	VA3	VA3	N	Within 100m St Pauls	17358	1897	Fair		5.00	0.00	0.00		-2.50	1.67	1.15	Medium	Low	Low
Warth Mill	Y	Huddersfield Road, Diggle, Oldham, OL3 5PS	[Saddleworth North]	VA4	VA2	N	N	7664	Early 19th	Good		5.00	2.50	0.00		2.50	5.00	3.75	High	Medium	Medium
Waterside Mill	Y	Waterside, Greenfield, Oldham, OL3 7NH	[Saddleworth South]	VA1	VA2	N	N	6100	1836	Good		5.00	2.50	2.50		2.50	5.00	4.06	High	Medium	Medium
Wellington Mills	Y	Chew Valley Road, Greenfield, Oldham, OL3 7BT	[Saddleworth South]	VA1	VA2	N	N	3675	1853	Poor		5.00	-2.50	0.00		5.00	5.00	3.44	High	Medium	Medium
Werneth Mill	Y	Manchester Road, Werneth, Oldham, OL9 6HF	[Werneth]	VA5	VA5	N	N	6906	1821-4	Good		5.00	2.50	-5.00		0.83	-5.00	-2.08	Low		Low

High	High	High
High		High
Medium		Medium
Medium	Low	Low
Medium	Low	Low
Medium	Low	Low
High		High
Medium	Low	Low
Medium	Low	Medium
Medium		Medium
High	Medium	Medium
Low	Low	Low
Low		Low
High	Medium	Medium
Medium	Low	Low
High		High
Medium	Low	Low
Low	Low	Low
High	Low	Medium
Medium	Low	Low
High	Medium	Medium
High	Medium	Medium
High	Medium	Medium
Low		Low



Appendix 4

Economic Assessment Spreadsheet

Employment Spreadsheet

Overall Rating Key

	High
	Medium
	Low

Name in 1992 pub. gaz.	Address	Floor Area (m²)	Condition	Existing Use	Yield 12% Price per Sq. Ft.	Allocation	Physical Constraints (-5 to +5)				Economical potential (-5 to +5)		Rating axis (y-axis)	Blended Score	Overall Rating	
							Heritage Considerations	Condition	Suitability for B2/B8 Use (incl. consideration of site context)	Description of servicing, facilities, and other relevant aspects	Rating (x-axis)	Allocation				Strategic Location
Ace Mill	Whitegate Lane, Chadderton, Oldham, OL9 9RJ	28880	Good	E/B8	x	Yes	5.00	2.50	2.00	Reasonable amount of curtilage area to south of main service and storage area, area to north used for both servicing and car parking. Excellent access to wider road network (very close to M60).	3.2	5.00	5.00	5.00	4.08	High
Adelaide Mill	Gould Street, Oldham, OL1 3PW	4000 est	Good	E/B8	£2.9 psqft	Yes	5.00	2.50	1.00	Reasonable amount of curtilage, used for car parking. Site has relatively good access to wider road network and can be accessed by HGVs, although only a small number due to size of curtilage.	2.8	1.67	0.00	0.84	1.83	Medium
Albert Mills	Albert Street, Hollins, Oldham, OL8 3QP	8220	Good	E	x	Yes	5.00	2.50	4.00	Already converted to office units. Extensive amount of curtilage used for car parking following conversion of mill to a business centre / office complex. Excellent access to wider road network.	3.8	5.00	5.00	5.00	4.42	High
Alliance Mill	Brown Street, Oldham, OL1 3QH	1546	Poor	B2	x	No	5.00	-2.50	-3.00	Poor, small amount of curtilage and limited access	-0.2	-1.67	0.00	-0.84	-0.50	Low
Austerlands Mill	Huddersfield Road, Austerlands, Oldham, OL4 3QD	1235	Fair	E/B8	x	No	5.00	0.00	1.00	Good amount of curtilage, used at present for some parking / service area. Very good access to wider road network, egress straight onto A62. Site can be accessed by large vehicles with good amount of space for turning etc.	2.0	-5.00	-5.00	-5.00	-1.50	Low
Bee Mill	Shaw Road, Royton, Oldham, OL2 6EF	11636	Good	E/B8	x	Yes	5.00	2.50	3.00	Large amount of curtilage, majority of which is used for servicing. Good road access especially for HGVs and good access to wider road network.	3.5	1.67	5.00	3.34	3.42	High

Belgrave Mill	Honeywell Lane, Hathershaw, Oldham, OL8 2LB	8646 (No. 1) 5874 (No. 3) 20635 (No. 4)	Good	B2/B8	£18 psqft / £196 psqm	Yes	5.00	2.50	3.00	Large amount of curtilage, adequate road access, although the immediate surrounding roads couldn't cope with large volume of HGVs. Part of an existing employment area	3.5	1.67	0.00	0.84	2.17	High
Bell Mill	Claremont Street, Hathershaw, Oldham, OL8 3EJ	20559	Good	E/B8	x	No	5.00	2.50	3.00	Large amount of curtilage, used as formal car parking and service area. Good access to main road network and site is accessible for larger vehicles.	3.5	-1.67	0.00	-0.84	1.33	Medium
Briar Mill	Beal Lane, Shaw, OL2 8PH	25646	Good	B8	x	Yes	5.00	2.50	3.00	Good amount of curtilage, although shared with adjacent Lilac Mill with good access to wider road network. Majority of curtilage used for loading and unloading HGVs, thus it is evident that the site can be used by larger vehicles.	3.5	1.67	5.00	3.34	3.42	High
Britannia Mill	Britannia Street, Oldham, OL1 3QB	2799	Fair	Mixed Use	x	No	5.00	0.00	-3.00	Limited amount of curtilage and car parking. The surrounding streets are narrow with resultant difficulties for access by HGVs. In an employment area within the town centre boundary	0.7	-1.67	0.00	-0.84	-0.08	Low
Cairo Mill	Greenacres Road, Waterhead, Oldham, OL4 3EX	17239	Good	E/B8	x	No	5.00	2.50	4.00	Large amount of curtilage used predominantly as formalised parking with service area to the front of the site. Located in an existing employment area and grouped with Longrange (Orme) and Majestic Mills. Good access to wider road network and site is accessible for larger vehicles.	3.8	-1.67	0.00	-0.84	1.50	Medium
Delta Mill	New Coin Street, Royton, Oldham, OL2 6JZ	11172	Good	E	x	No	5.00	2.50	2.00	Good amount of curtilage, majority used for formalised car parking. The site can be accessed by large vehicle with access road around the perimeter of the building. Located in an existing employment area with reasonable access to wider road network, although the surrounding streets unsuited for continuous use by HGV traffic	3.2	-1.67	5.00	1.67	2.42	High
Dob Lane End Mill	Morton Street, Failsworth, Oldham, M35 0FA	1553	Good	E / B2	x	No	5.00	2.50	2.00	Reasonable amount of curtilage adequate amount of parking. In existing employment area with good access for HGVs and well located to main road network	3.2	-1.67	5.00	1.67	2.42	High

Duke Mill	Refuge Street, Shaw, Oldham, OL2 8QP	15750	Good	B8	x	No	5.00	2.50	4.00	Good amount of curtilage used for car parking and servicing. Good access to wider road network, site can be accessed by larger vehicles with space on site for multiple vehicles.	3.8	-1.67	5.00	1.67	2.75	High
Earl Mill	Dowry Street, Hathershaw, OL8 2PF	15468	Good	E	£6.8 psqft	Yes	5.00	2.50	4.00	Large amount of curtilage, predominantly used as formalised car parking, service area situated to the eastern side of the mill. Site has good access to wider road network and is accessible to larger vehicles.	3.8	1.67	0.00	0.84	2.33	High
Elm Mill	Linney Lane, Shaw, OL2 8HB	17148	Good	E/B8	x	Yes	5.00	2.50	3.00	Small amount of curtilage, although shared with adjacent and adjoining industrial buildings and is part of a large employment site. Curtilage mainly used a service area and access to other adjoining buildings. Good access to wider road network.	3.5	1.67	5.00	3.34	3.42	High
Falcon Mill	Victoria Street, Chadderton, Oldham, OL9 0HB	4660	Good	E	£0.20 psqft	No	0.00	2.50	3.00	Good amount of curtilage used for parking at present. Adjacent to Manor Mill but situated in a residential area, good access to wider road network.	1.8	-1.67	5.00	1.67	1.75	Medium
Fir Mill	High Barn Street, Royton, Oldham, OL2 6RW	23662	Good	E/B8	x	Yes	5.00	2.50	2.00	Reasonable amount of curtilage, provides limited amount of parking as majority of land is used for access to the rear of the site. Poor access between two rows of terraced properties.	3.2	1.67	5.00	3.34	3.25	High
Forge Mill	Greenacres Road, Oldham, OL4 1HA	3813	Good	E	x	Yes	5.00	2.50	1.00	Adequate amount of curtilage currently used for car parking, good access to wider road network, lack of space on site for larger vehicles.	2.8	1.67	0.00	0.84	1.83	Medium
Fountain Mill	Stampstone Street, Oldham, OL1 3LJ	3360	Poor	Building vacant but part of B2 site.	x	Yes	5.00	-2.50	1.00	Limited curtilage area. The mill is part of a large industrial site but the building appears to be vacant. Site has good access to wider road network.	1.2	1.67	0.00	0.84	1.00	Medium
Gatehead Mill	Delph New Road, Delph, Oldham, OL3 5DB	2673	Poor	E/B2/B8	x	Yes	5.00	-2.50	2.00	Small amount of curtilage used for parking. Access and curtilage shared between adjacent industrial buildings. The site has reasonable access to wider road network but within a rural setting.	1.5	1.67	-5.00	-1.67	-0.08	Low

Gorse Mill No.1	Gorse Street, Chadderton, Oldham, OL9 9QL	19020	Good	E/B8	x	Yes	5.00	2.50	3.00	Large amount of curtilage, formalised parking to the west with large service area to the rear (northern side) of the building. Excellent access to wider road network and site is easily accessible for larger vehicles.	3.5	5.00	5.00	5.00	4.25	High
Grape Mill	New Coin Street, Royton, Oldham, OL2 6JZ	28109	Fair	B2/B8	x	No	5.00	0.00	2.00	Good amount of curtilage, however, due to arrangement of the site, might be an issues in terms of access for multiple large vehicles. Majority of the curtilage used for parking and siting of machinery. Reasonable access to wider road network and part of an existing employment area.	2.3	-1.67	5.00	1.67	2.00	Medium
Greenfield Mill	Holmfirth Road, Greenfield, Oldham, OL3 7NB	79240	Poor	E/B2/B8	x	No - but identified as a major developed site in the green belt	5.00	-2.50	-2.00	Large amount of curtilage space. The site is currently vacant and within a rural setting. The surrounding narrow rural roads not ideal for HGVs	0.2	-1.67	-5.00	-3.34	-1.58	Low
Greengate Mill	Sefton Street, Chadderton, Oldham, OL9 7LX	2560	Good	E	x	Yes	5.00	2.50	2.00	Limited amount of curtilage, majority of parking is on street. The mill buildings are small in size (terraced arrangement). Good access to wider road network but no on site access for large vehicles / HGVs	3.2	5.00	5.00	5.00	4.08	High
Haybottoms Mill	Oak View Road, Greenfield, Oldham, OL3 7EP	2765	Good	E/B8	x	Yes	5.00	2.50	2.00	Good amount of curtilage, very good access to wider road network. Semi-rural location, surrounded by residential uses.	3.2	1.67	-5.00	-1.67	0.75	Medium
Heron Mill	Heron Street, Hollins, Oldham, OL8 4JS	20539	Very Good	E/B8	x	No	5.00	5.00	3.00	Relatively large amount of curtilage, used for parking and service area. The site has 4 access points with good access to road network and accessible by HGVs. Site located in a predominantly residential area.	4.3	-5.00	5.00	0.00	2.17	High
Ivy Mill	Mitre Street, Failsworth, Oldham, M35 9BY	15011	Good	E	£20 psqft (Business Centre)	Yes	5.00	2.50	3.00	Relatively large amount of curtilage, large area to the north used for formalised car parking, with other areas used for servicing. Site has very good access to wider road network and is accessible for large vehicles.	3.5	1.67	5.00	3.34	3.42	High

Jubilee Mill	Brideoake Street, Waterhead, Oldham, OL4 2HA	1445	Poor	Vacant	x	No	5.00	-2.50	-1.00	Relatively small amount of curtilage, would be adequate for car parking but limited servicing / manoeuvring space. Two access points, although access for large vehicle appears difficult. Good access to wider road network.	0.5	-1.67	0.00	-0.84	-0.17	Low
Jubilee Mill (Fulling)	Off Milnrow Road, Shaw, Oldham, OL2 8BX	3043	Very Bad	Vacant	x	No	5.00	-5.00	-5.00	Reasonable amount of curtilage, although it is predominantly overgrown given derelict nature of the site. Poor access arrangements, particularly for HGVs / large vehicles.	-1.7	-1.67	5.00	1.67	0.00	Medium
Kinders Lane Mill	Boarshurst Lane, Greenfield, Oldham, OL3 7BG	3394	Fair	Sui Generis	x	Yes	5.00	0.00	0.00	Good amount of curtilage, all of which is laid to hardstanding. Poor access arrangements, particularly for large vehicles / HGVs. Predominantly surrounded by residential uses with industrial area to the north of the site.	1.7	1.67	-5.00	-1.67	0.00	Medium
Knarr Mill	Oldham Road, Delph, Oldham, OL3 5RQ	3282	Good	Sui Generis	x	No	5.00	2.50	0.00	Good amount of curtilage, although some is to the front and some at the rear. Good access to wider road network with adequate access into the site.	2.5	-1.67	-5.00	-3.34	-0.42	Low
Lane End Mill	Holden Fold Lane, Royton, Oldham, OL2 5LW	1877	Good	E	x	No	5.00	2.50	1.00	Limited amount of curtilage, shared access to site with other employment uses to the rear. The site has reasonably good access to wider road network and appears accessible to larger vehicles / HGVs.	2.8	-1.67	5.00	1.67	2.25	High
Lilac Mill	Beal Lane, Shaw, OL2 8PJ	40776	Good	B8	x	Yes	5.00	2.50	3.00	Good amount of curtilage, although shared with Briar Mill and adjoining industrial buildings, mainly used for service yard (loading and unloading HGVs). Good access to wider road network.	3.5	1.67	5.00	3.34	3.42	High
Lily Mills	Linney Lane, Shaw, OL2 8HB	No. 1 24376 No. 2 21884	Good	B8	x	Yes	5.00	2.50	4.00	Adequate amount of curtilage mainly used for car parking although site merges with adjacent and adjoining buildings, thus making one large industrial / commercial site. Good access to wider road network	3.8	1.67	5.00	3.34	3.58	High

Longrange Mill	Greenacres Road, Waterhead, Oldham, OL4 3NS	11295	Fair	E/B8	£5 psqft	No	5.00	0.00	3.00	Adequate amount of curtilage, small parking area to the front (north-east corner) with access road along western elevation. Good access to wider road network and the site is accessible for larger vehicles / HGVs.	2.7	1.67	0.00	0.84	1.75	Medium
Lumb Mill	Huddersfield Road, Delph, Oldham, OL3 5DF	3863	Good	E	x	Northern mill building in mixed use area, southern mill building in an employment allocation	5.00	2.50	0.00	Small amount of curtilage, mainly used as a service area, but curtilage is shared with other industrial buildings. Good access to wider road network.	2.5	1.67	-5.00	-1.67	0.42	Medium
Majestic Mill	Dunham Street, Waterhead, Oldham, OL4 3NT	20346	Fair		£5 psqft		5.00	0.00	2.00	Adequate amount of curtilage, most of which used for servicing. Good access to wider road network and reasonable access arrangements for HGVs / large vehicles	2.3	-1.67	0.00	-0.84	0.75	Medium
Malta Mill	Mills Hill Road, Chadderton, Oldham, M24 2EE	18364	Good	B8	£0.80 - £1.12 psqft (Storage)	No	5.00	2.50	2.00	Small amount of curtilage, mainly used for car parking and servicing. Relatively good access to wider road network.	3.2	-1.67	5.00	1.67	2.42	High
Marlborough Mill (No. 1)	Mellor Street, Failsworth, Oldham, M35 0HT	25965	Good	B8	x	No	5.00	2.50	4.00	Large amount of curtilage, used for both formalised parking but mainly for storage and servicing. Site is easily accessible for larger vehicles (HGVs). Site has very good access to wider road network. Site adjacent to large supermarket and residential uses, but is located in a broadly a mixed use area.	3.8	-1.67	5.00	1.67	2.75	High
Morton Mill	Morton Street, Failsworth, Oldham, M35 0BN	3589	Poor	E	x	No	5.00	-2.50	0.00	Adequate amount of curtilage, good amount of space for car parking, with very good access to wider road network. Subject to significant fire damage	0.8	-1.67	5.00	1.67	1.25	Medium

Oak View Mills	Manchester Road, Greenfield, Oldham, OL3 7HG	5764	Good	E/B8	x	Yes	5.00	2.50	1.00	Small amount of curtilage, used for car parking and small service area. Very good access to the wider road network, although access to the site for larger vehicles only possible to the service area off the A635	2.8	1.67	-5.00	-1.67	0.58	Medium
Osborne Mill	Waddington Street, Chadderton, Oldham, OL9 6QH	19787	Good	E/B8	£4.10 psqft	No	5.00	2.50	3.00	Reasonable amount of curtilage, but fairly small in comparison to the size of the mill buildings. Within an existing employment area site accessible for larger vehicles. Relatively good access to wider road network.	3.5	-1.67	0.00	-0.84	1.33	Medium
Paradise Mill	Bell Street, Oldham, OL1 3QA	1286	Fair	E/B2	x	No	5.00	0.00	1.00	Limited curtilage area. The mill lies in an existing employment area within Oldham Town centre, on street parking and reasonable access to wider road network.	2.0	-1.67	0.00	-0.84	0.58	Medium
Pingle Mill	Pingle Lane, Delph, Oldham, OL3 5EX	2820	Good	E/B8	x	No	5.00	2.50	0.00	Small amount of curtilage, used for car parking at present. Main access road is off Denshaw Road and access to wider road network is relatively good, although access to the site is via a narrow country lane.	2.5	-1.67	-5.00	-3.34	-0.42	Low
Prince of Wales Mill	Vulcan Street, Oldham, OL1 4EP	294	Good	E	x	No	5.00	2.50	-3.00	Limited curtilage with no on-site parking available. Good access to surrounding road network. Adjacent to terraced dwellings with industrial estate to the rear of the site.	1.5	-1.67	0.00	-0.84	0.33	Medium
Ram Mill	Gordon Street, Chadderton, Oldham, OL9 9RJ	19064	Good	E/B8	£12.50 psqft	Yes	5.00	2.50	4.00	Good amount of curtilage, used for parking and servicing. Site is easily accessible for larger vehicles and site has excellent access to wider road network.	3.8	5.00	5.00	5.00	4.42	High
Rasping Mills	Millgate, Delph, Oldham, OL3 5DG	10844	Fair	B2/B8	x	Yes	0.00	0.00	0.00	Small amount of curtilage, mainly used for servicing. Access to the site appears compromised for larger vehicles. Relatively good access to wider road network however site is semi-rural.	0.0	1.67	-5.00	-1.67	-0.83	Low
Raven Mill	Raven Avenue, Chadderton, Oldham, OL9 8PW	19753	Good	B8	x	No	5.00	2.50	4.00	Large amount of curtilage, used for both formalised parking and servicing, large service dock on south elevation. Site has very good access to wider road network.	3.8	-1.67	5.00	1.67	2.75	High

Slackcote Mills	Slackcote Lane, Delph, Oldham, OL3 5TW	2062	Good	E/B8	x	No	5.00	2.50	0.00	Small amount of curtilage currently used for car parking and service area. Good access to the wider road network. Rural location.	2.5	-1.67	-5.00	-3.34	-0.42	Low
Springfield Mills	Moss Lane, Royton, Oldham, OL2 6HR	1144	Good	E	x	Yes	5.00	2.50	2.00	Limited amount of curtilage shared with adjacent industrial units. Adequate access to wider road network.	3.2	1.67	5.00	3.34	3.25	High
Springfield Works	Samuel Street, Failsworth, Oldham, M35 0GA	2234	Good	Mixed Use	x	No	5.00	2.50	-2.00	Limited amount of curtilage only suitable for car parking. Mill buildings make up a small industrial estate but surrounded by residential uses. Close to main A-road network but immediate road network is made up of small narrow residential streets, not ideally suited for larger vehicles / HGVs.	1.8	-5.00	5.00	0.00	0.92	Medium
Stockfield Mill	Stockfield Road, Chadderton, Oldham, OL9 9ES	13996	Good	E	x	Yes	5.00	2.50	3.00	Reasonable amount of curtilage predominantly used for car parking. Site has good access to wider road network and reasonable access arrangements.	3.5	1.67	5.00	3.34	3.42	High
Swan Mill	Foxdenton Lane, Chadderton, Oldham, M24 1QG	26229	Good	B2/B8	x	Yes	5.00	2.50	4.00	Large amount of curtilage with a small area of formalised parking whilst majority of the curtilage is used for servicing. Site is easily accessible for larger vehicles. Good access to wider road network.	3.8	5.00	5.00	5.00	4.42	High
Thornham Mill	Oozewood Road, Royton, Oldham, OL2 5SJ	6904	Poor	Vacant	x	No	5.00	-2.50	2.00	Reasonable amount of curtilage, majority of which comprises of hardstanding. Relatively good access to wider road network. Predominantly surrounded by residential uses	1.5	-5.00	5.00	0.00	0.75	Medium
Vale Mill (Chamber Road)	Chamber Road, Hollins, Oldham, OL8 4PX	12518	Good	E	x	Yes	5.00	2.50	3.00	Relatively large amount of curtilage, majority is used as formalised car parking. Two site access points with very good access to wider road network.	3.5	1.67	5.00	3.34	3.42	High
Vale Mill (Stockfield Road)	Stockfield Road, Chadderton, Oldham, OL9 9LU	2412	Good	Sui Generis / B2	x	Yes	5.00	2.50	3.00	Good amount of curtilage, site accessible for larger vehicles, good access to wider road network and located in an existing employment area.	3.5	1.67	5.00	3.34	3.42	High

Vine Mill	Middleton Road, Royton, Oldham, OL2 5LN	17358	Fair	Potentially vacant	x	No	5.00	0.00	1.00	Reasonable amount of curtilage, mainly at the rear of the building, small amount of parking to the front. Relatively good access to the wider road network and within an existing employment area close to Grape, Delta and Lane End Mills.	2.0	1.67	0.00	0.84	1.42	Medium
Warth Mill	Huddersfield Road, Diggle, Oldham, OL3 5PS	7664	Good	E	x	Yes	5.00	2.50	2.00	Adequate amount of curtilage, predominantly used for car parking. Semi-rural location. Adequate access to wider road network, although access to site for larger vehicles may be difficult.	3.2	1.67	-5.00	-1.67	0.75	Medium
Waterside Mill	Waterside, Greenfield, Oldham, OL3 7NH	6100	Good	E	x	Yes	5.00	2.50	0.00	Small amount of curtilage, shared partially with neighbouring industrial building. Semi-rural location, close to wider road network although access to the site may be difficult for larger vehicles.	2.5	1.67	-5.00	-1.67	0.42	Medium
Wellington Mills	Chew Valley Road, Greenfield, Oldham, OL3 7BT	3675	Poor	Vacant	x	Mixed use area	5.00	-2.50	-3.00	The site is located close to the centre of Greenfield with good access to wider road network. Site is vacant.	-0.2	-1.67	-5.00	-3.34	-1.75	Low
Werneth Mill	Manchester Road, Werneth, Oldham, OL9 6HF	6906	Good	Sui Generis	x	Yes	5.00	2.50	1.00	Large site with extensive curtilage and good road access, which appears suitable for HGVs.	2.8	1.67	0.00	0.84	1.83	Medium
Werneth Mills	Henley Street, Werneth, Oldham, OL1 2EY	No. 1 13900 No. 2 12415	Fair	B8	x	No	5.00	0.00	4.00	Relatively large amount of curtilage, majority of which is a service area. Site is accessible for larger vehicles with very good access to wider road network.	3.0	-1.67	0.00	-0.84	1.08	Medium
Woodend Mill	Hartshead Street, Lees, Oldham, OL4 5DR	2284	Good	E	£12 psqft	No	5.00	2.50	-2.00	Reasonable amount of curtilage, the majority of which is currently used for car parking. Access to wider road network is adequate, although site is located in a predominantly residential area.	1.8	-5.00	0.00	-2.50	-0.33	Low



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.

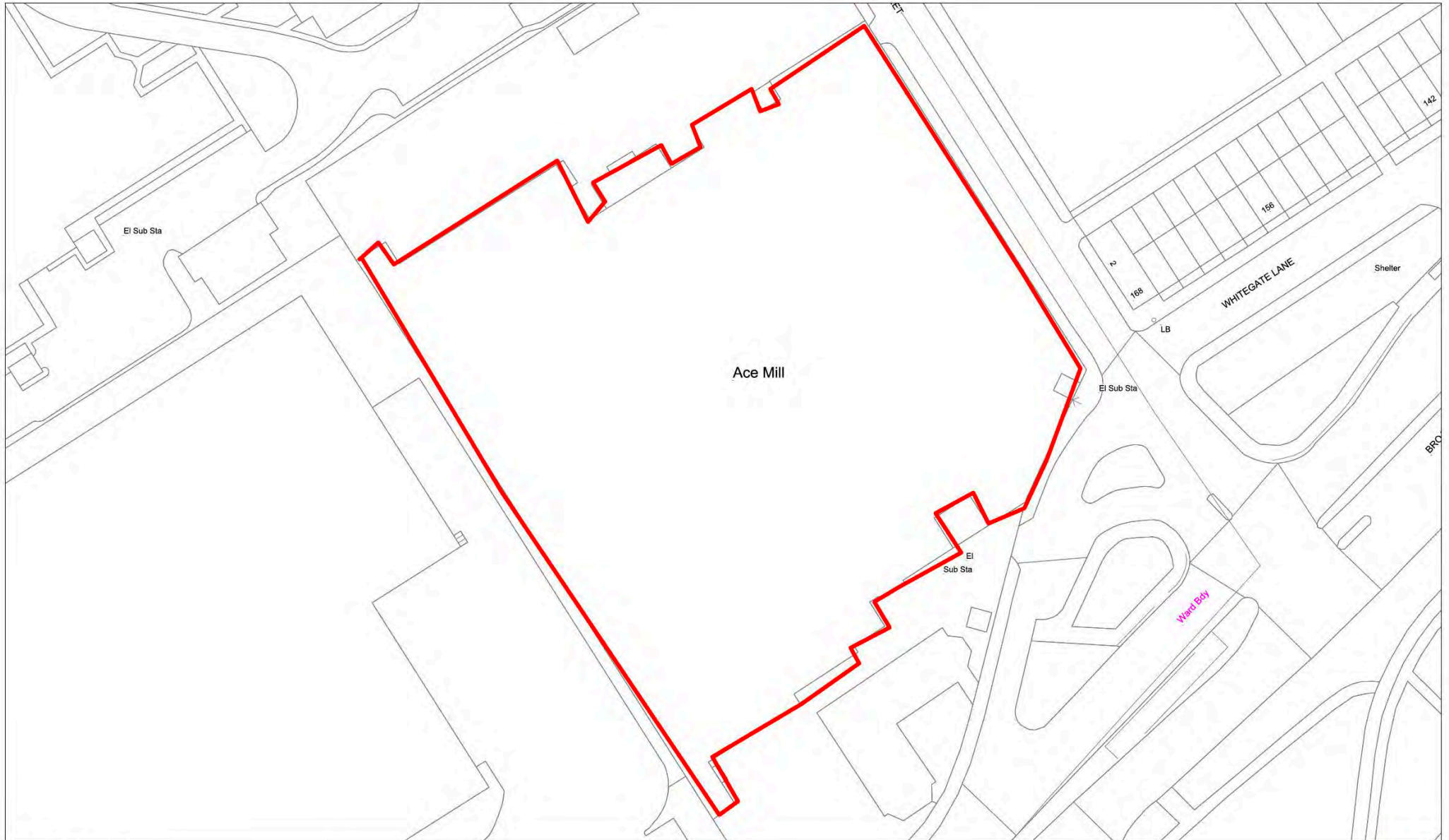
Strategy / Action Plan:

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
Civic Centre
West Street
Oldham
OL1 1UT



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.

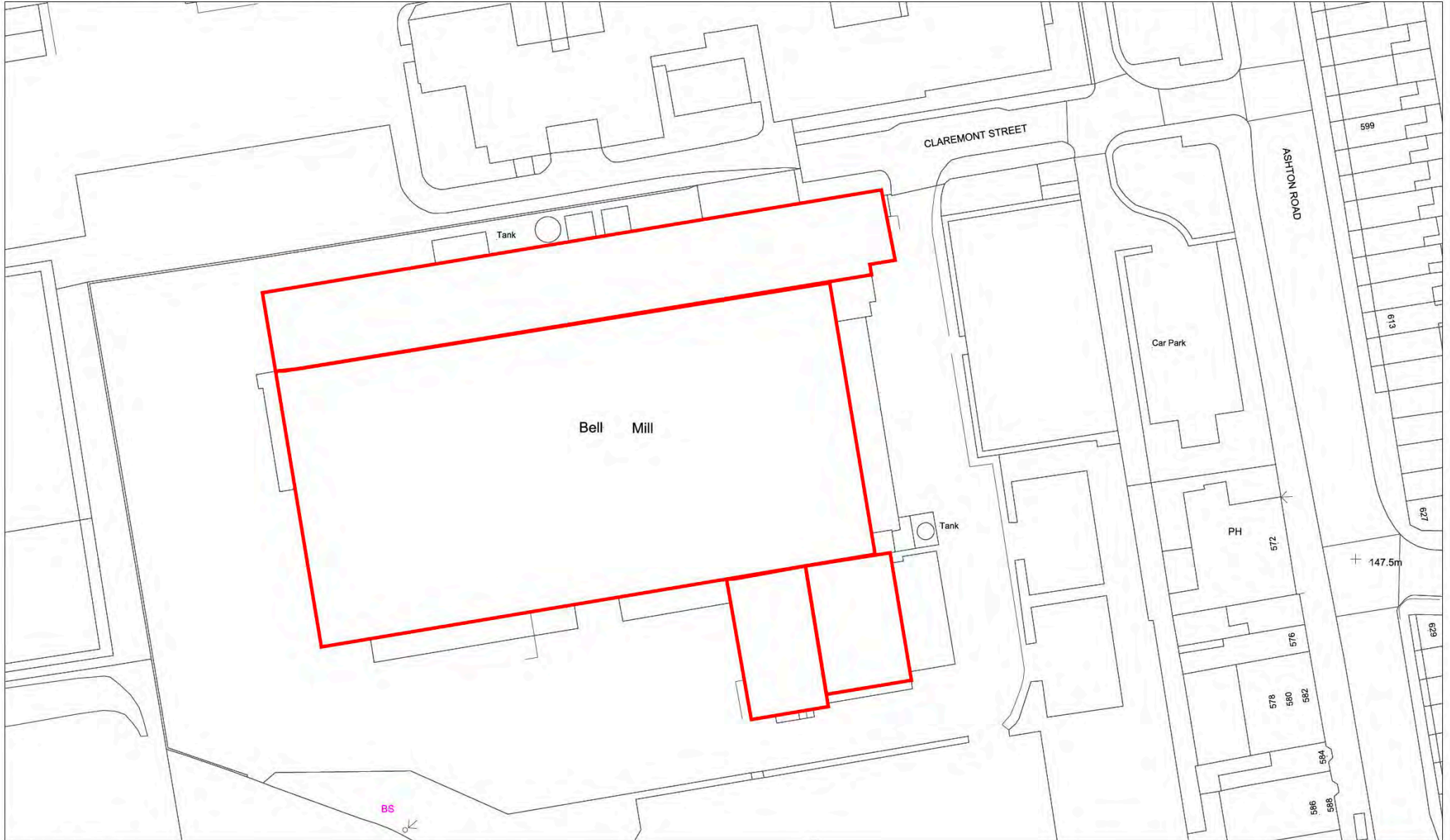
Bell Mill is therefore expected to remain in employment use in the short to medium term, although may offer potential for housing development in the longer term should the current employment use cease given the site lies within a predominantly residential area.

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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Oldham Council
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Oldham
Council

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

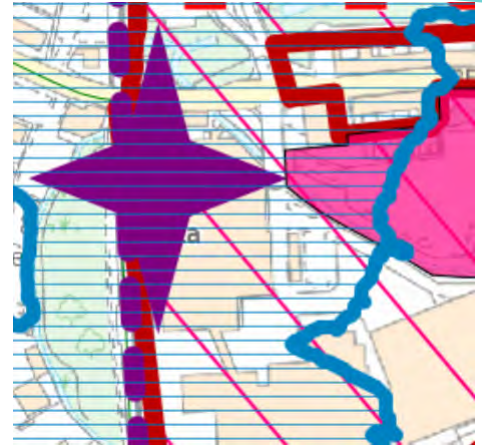


Planning Policy

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.

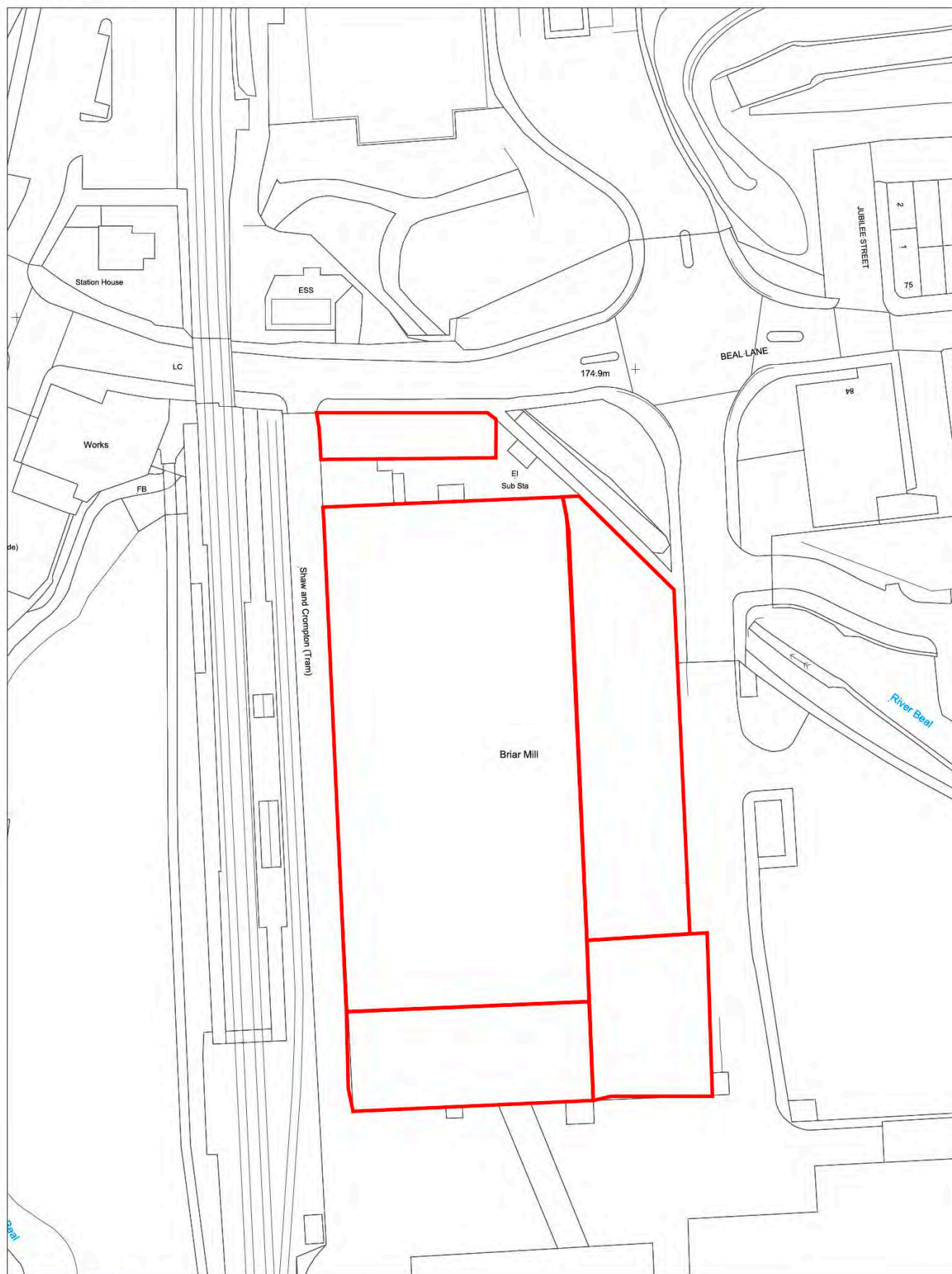
Summary:

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
 Civic Centre
 West Street
 Oldham
 OL1 1UT



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



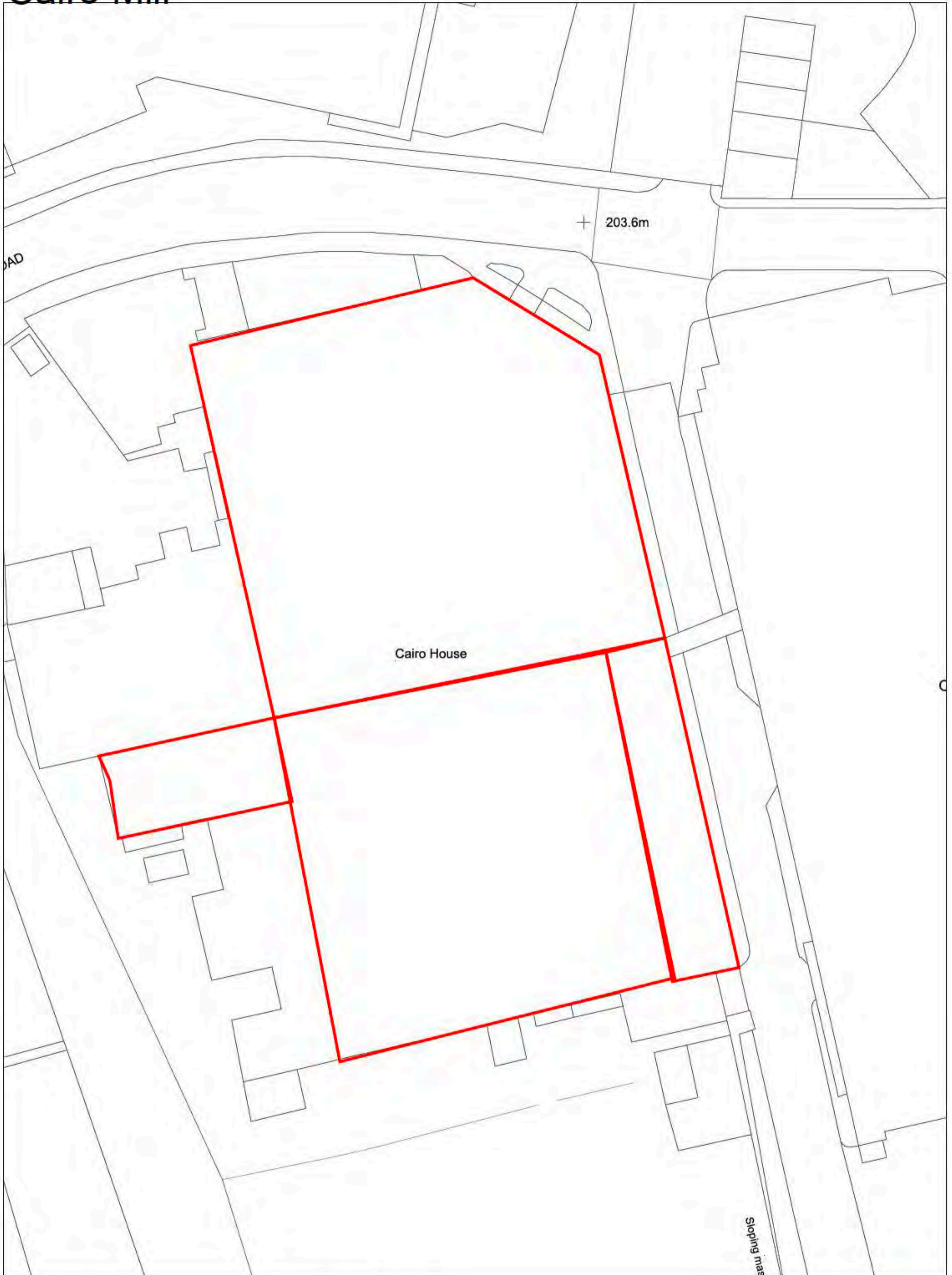
Strategy / Action Plan continued:

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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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UH



Oldham
Council

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

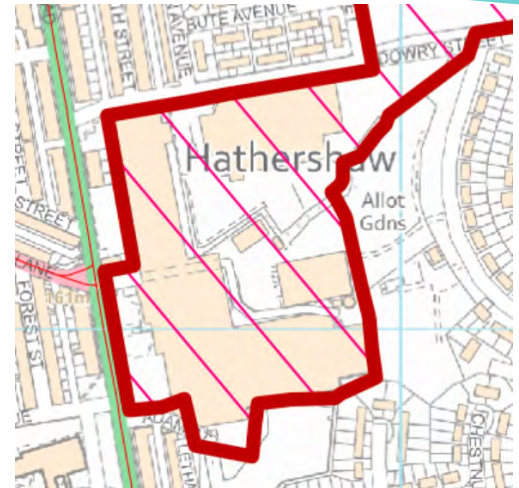
Current Designation: The site is situated in a Business Employment Area.

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.

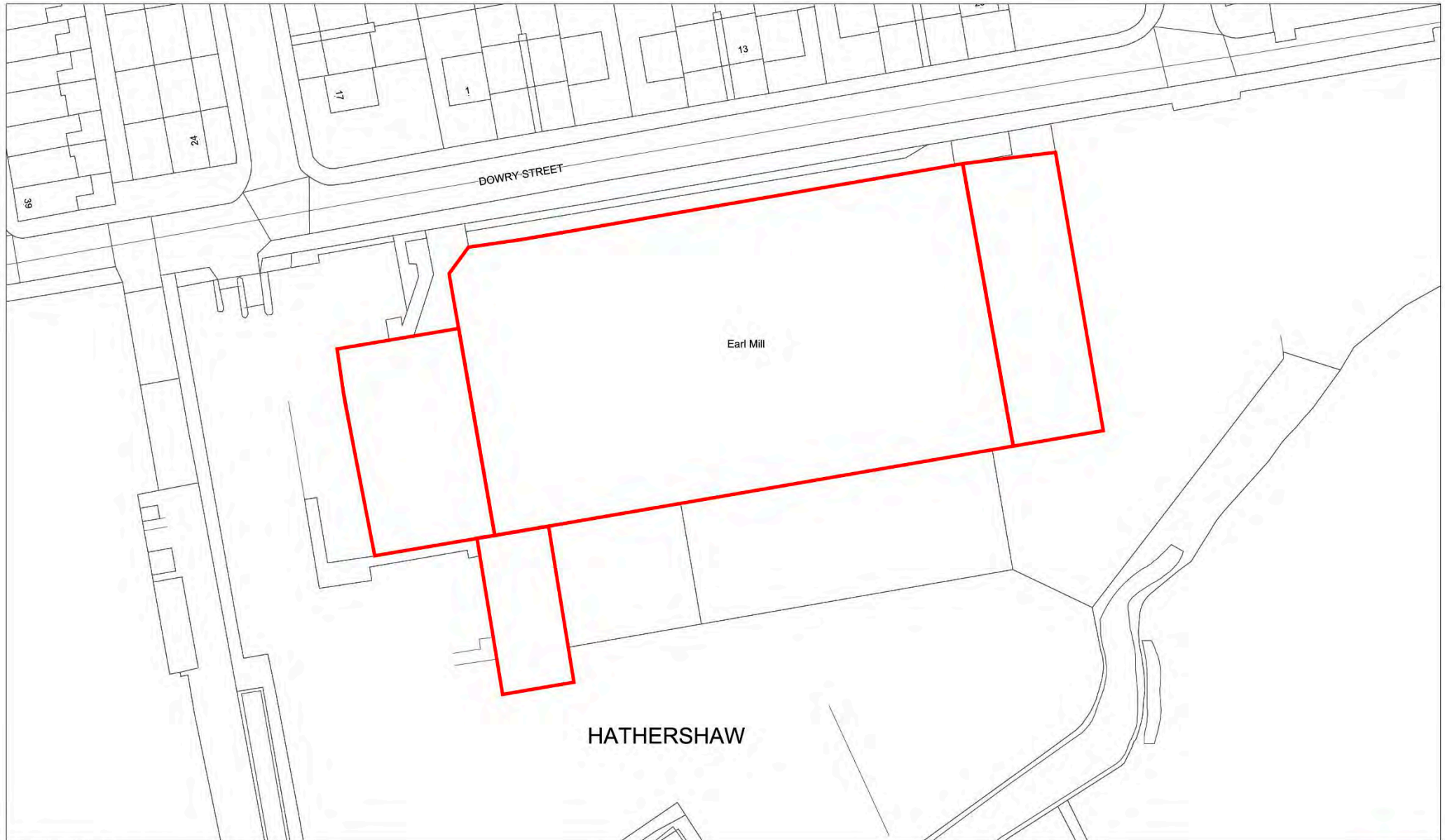
Strategy / Action Plan:

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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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



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.

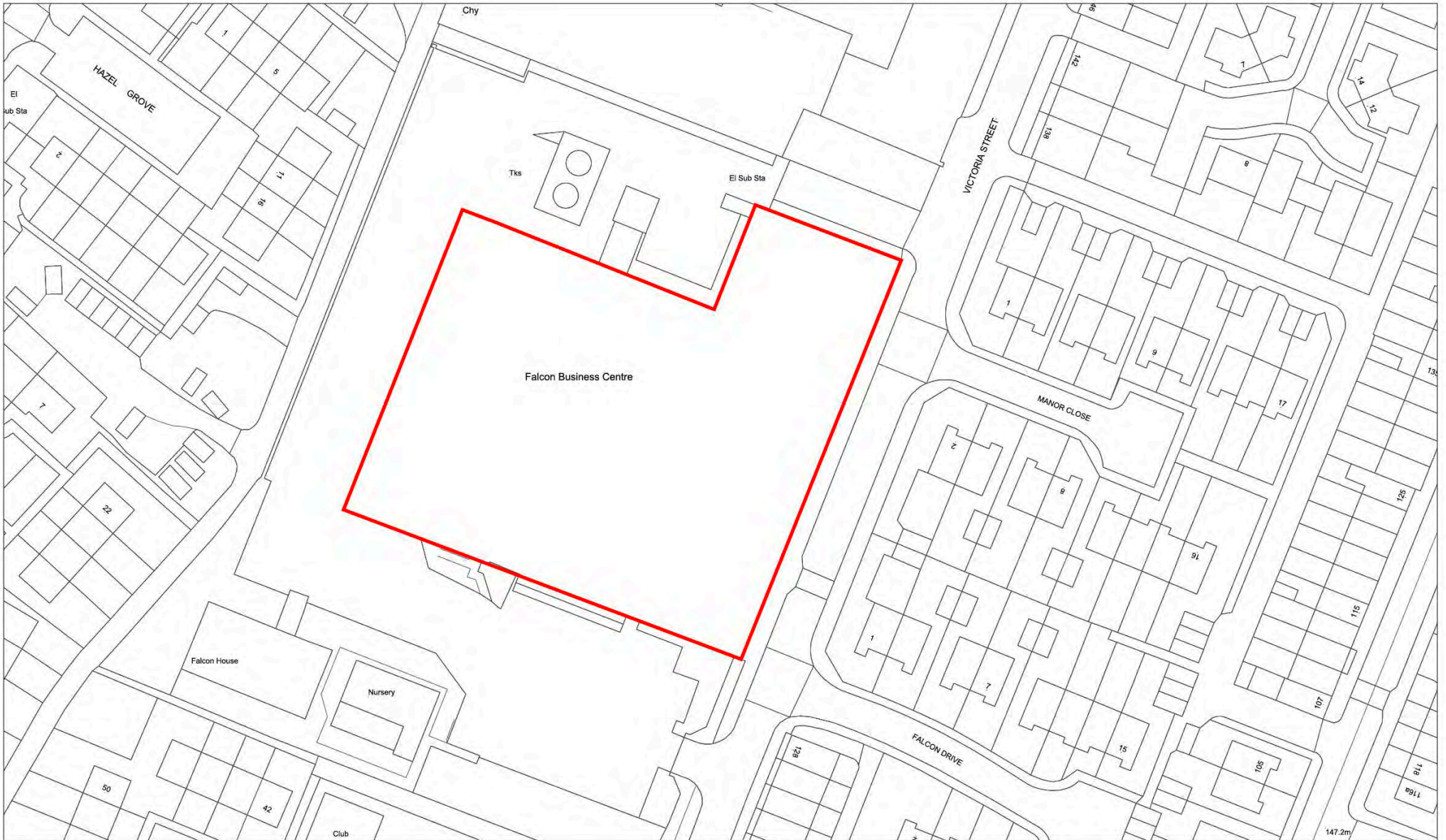
Strategy / Action Plan:

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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 Civic Centre
 West Street
 Oldham
 OL1 1UT



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

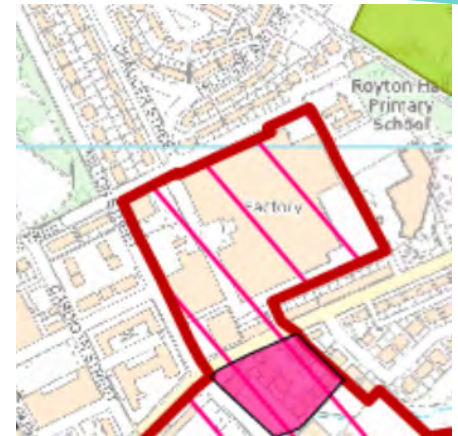
Current Designation: The site is situated in a Business Employment Area.

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.

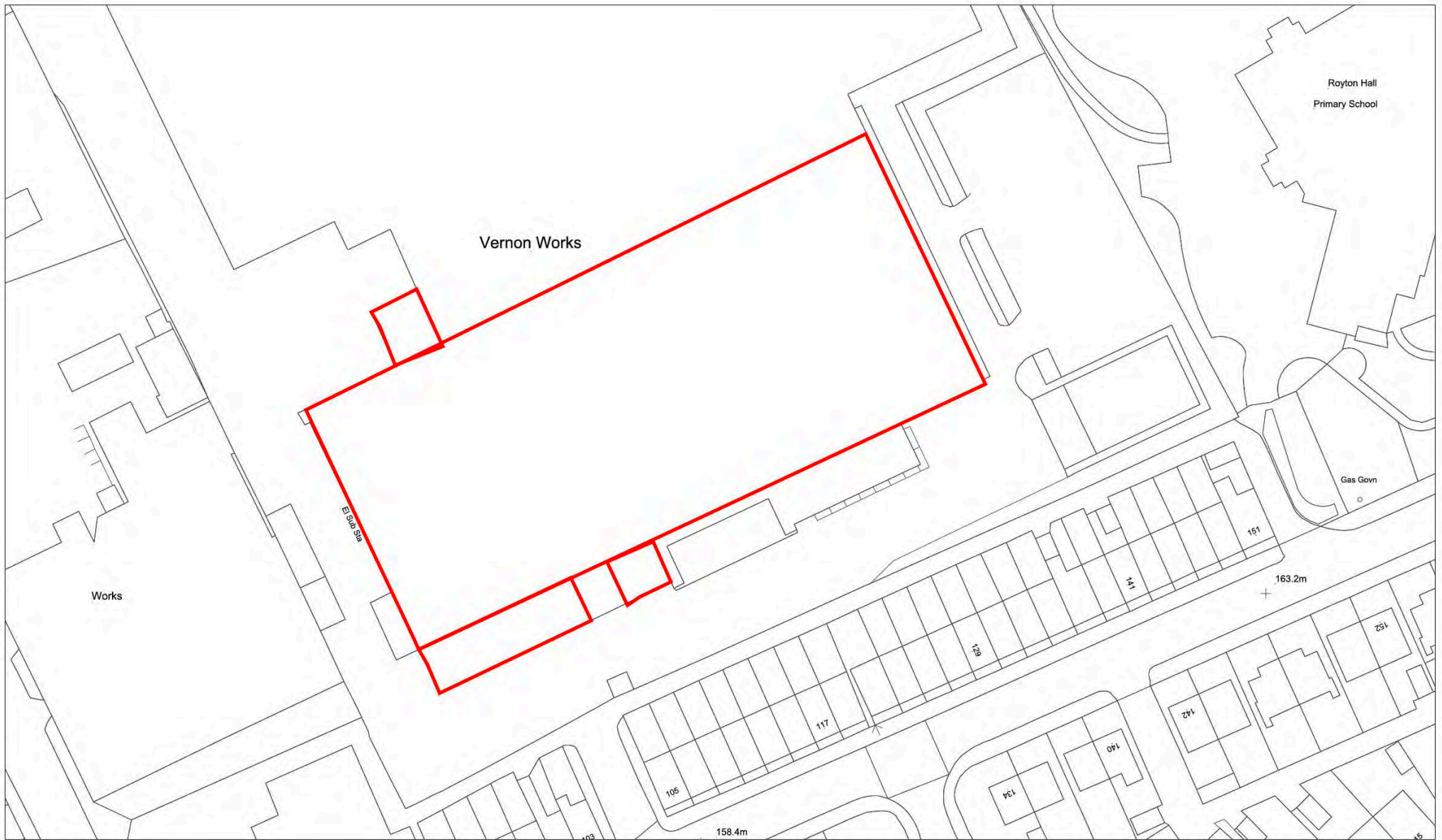
Fir Mill has been assessed as being high in landscape and medium in heritage terms, although the building has been identified as forming part of a key mill cluster and there should be a clear presumption in favour of the retention of the mill in this context. The landowner has indicated that the retention 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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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



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.

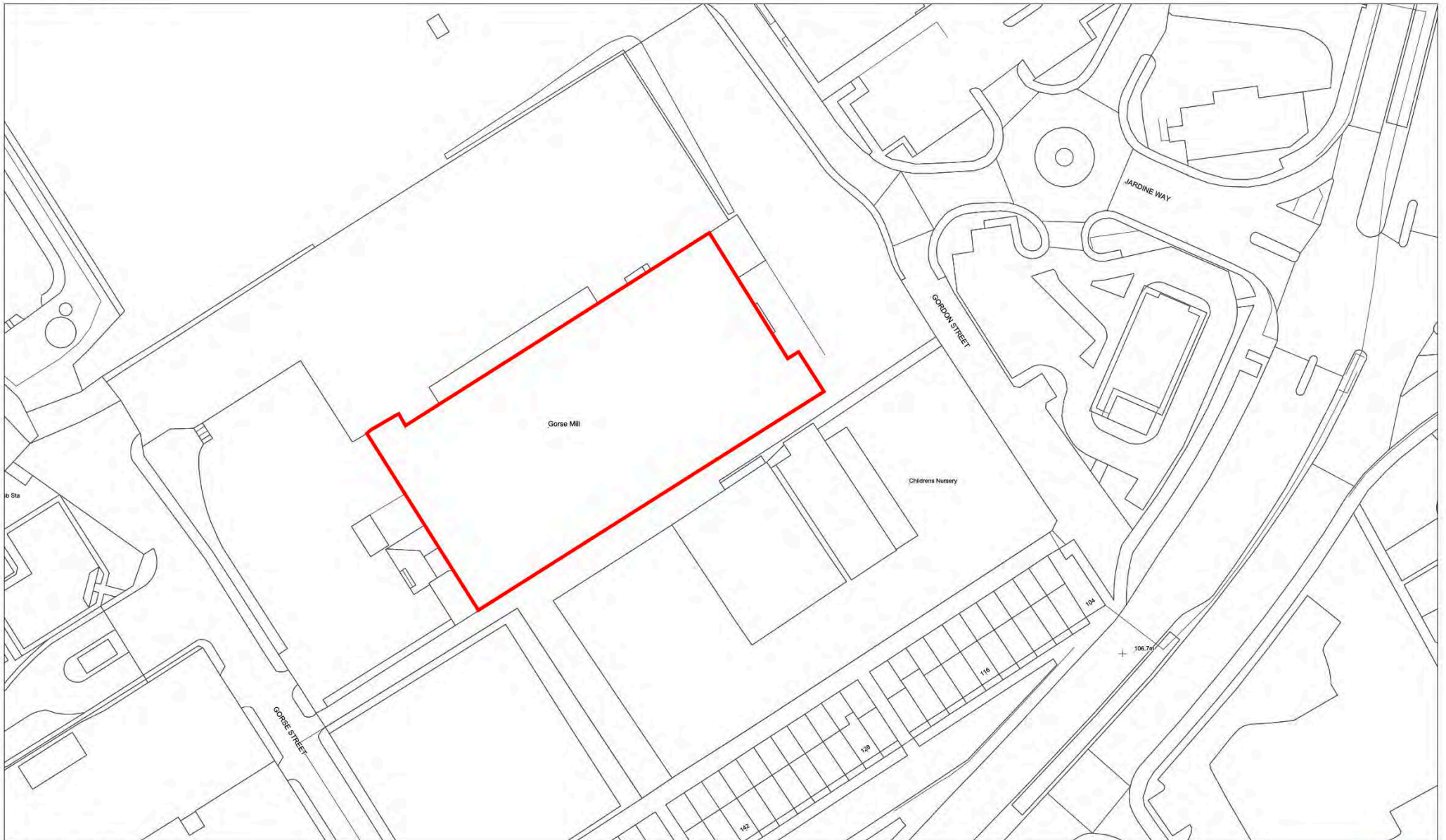
Strategy / Action Plan:

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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Oldham Council
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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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 Civic Centre
 West Street
 Oldham
 OL1 1UT



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

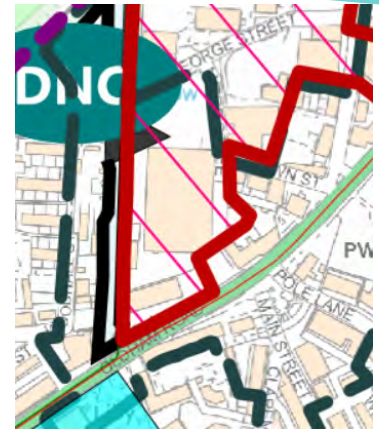
Current Designation: The site is situated in a Business Employment Area.

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.

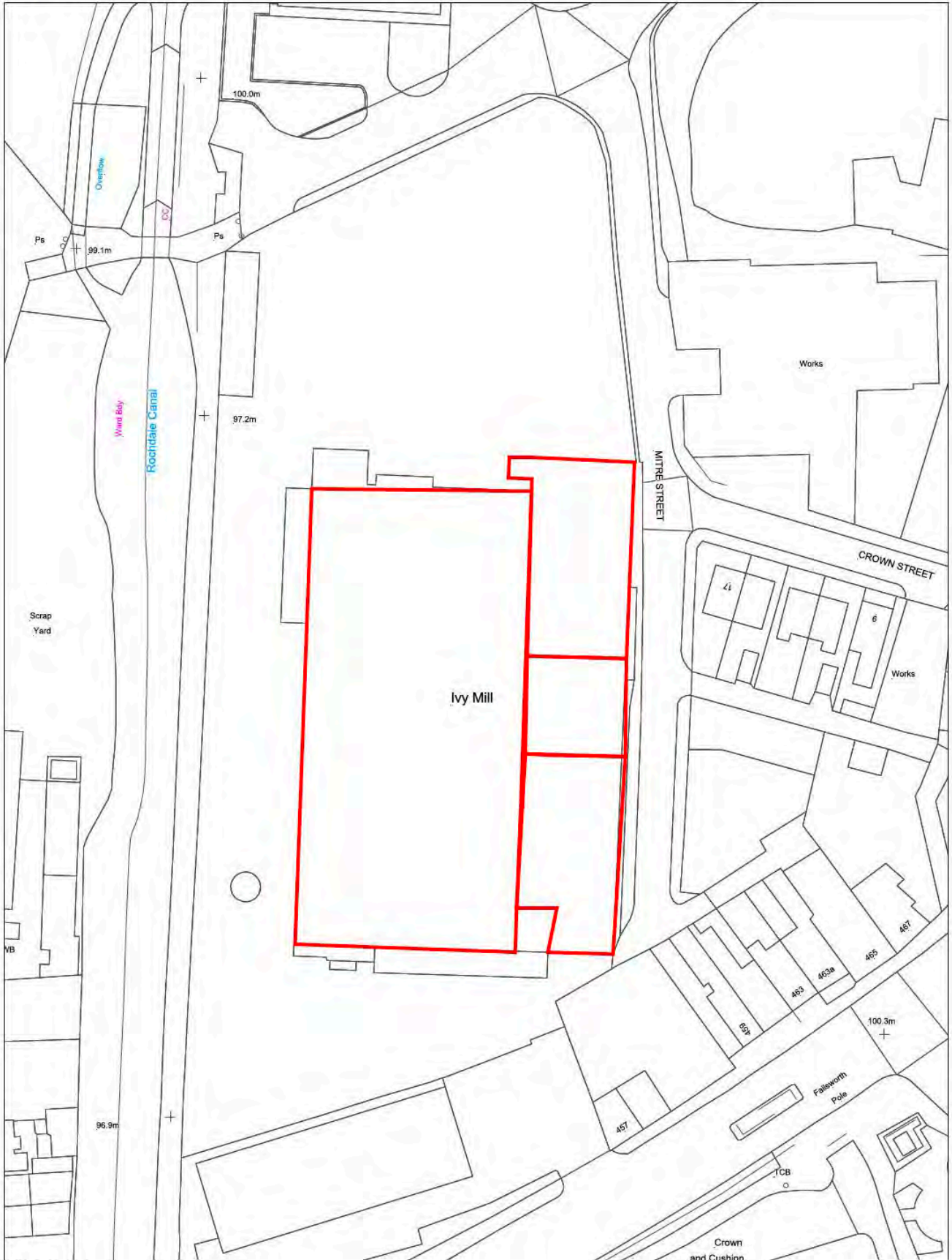
Strategy / Action Plan:

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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 Council

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)



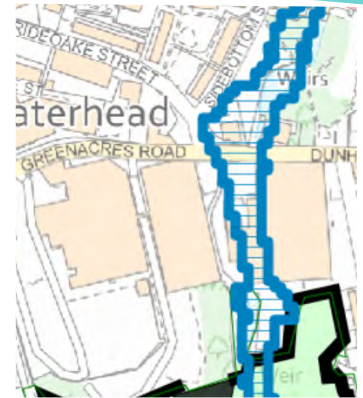
Planning Policy

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)



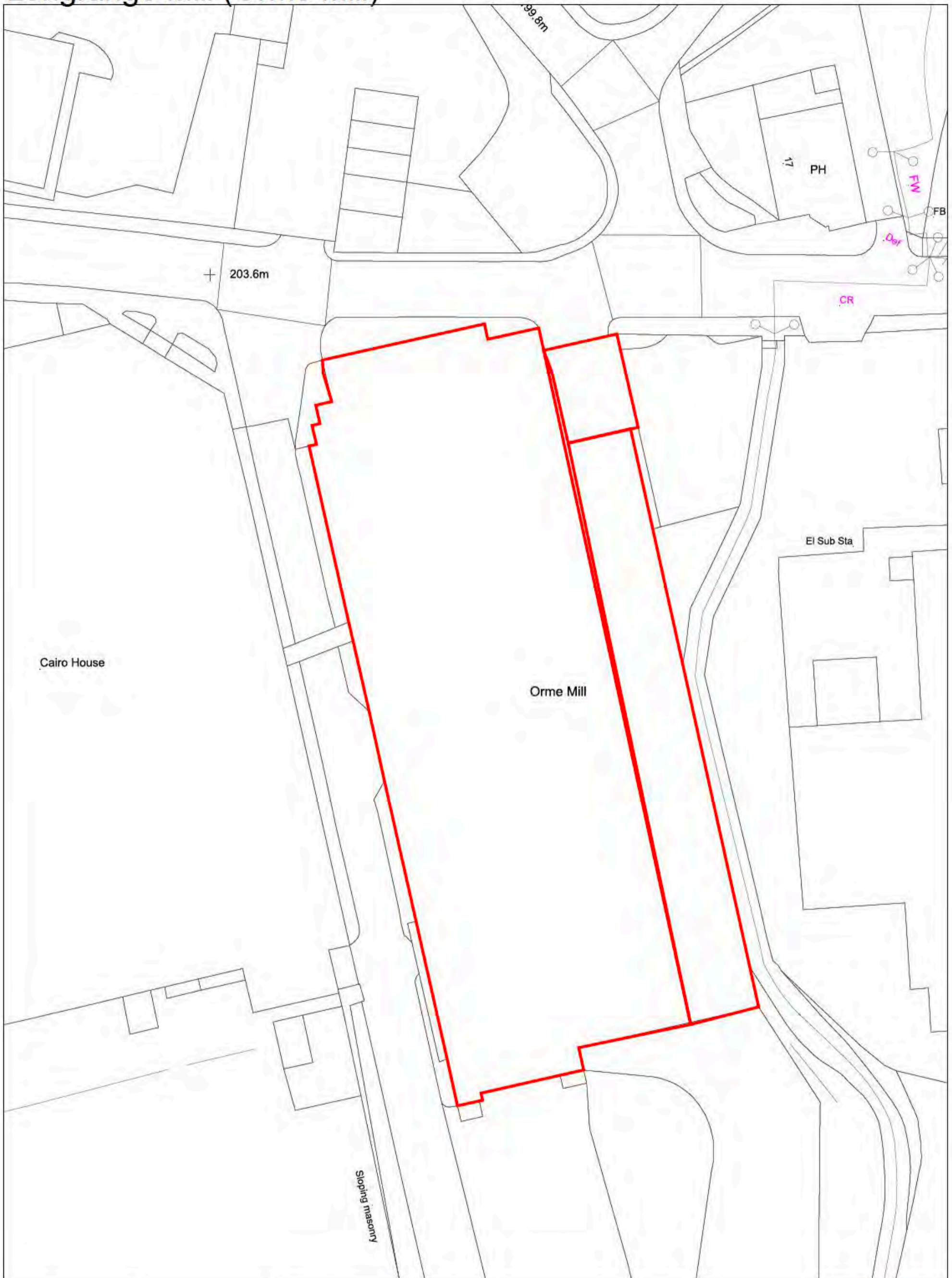
Strategy / Action Plan continued:

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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Oldham
OL1 1UH



Oldham
Council

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

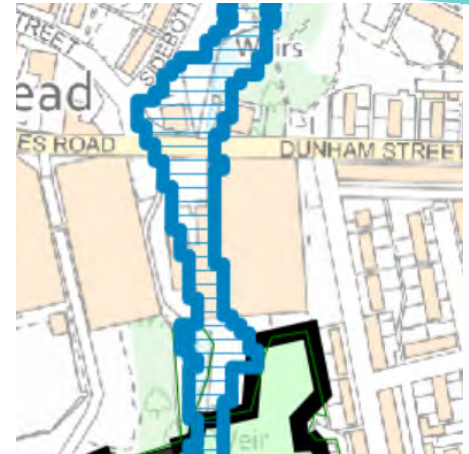
Current Designation: Not designated but it is highlighted that it is in a flood zone.

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)



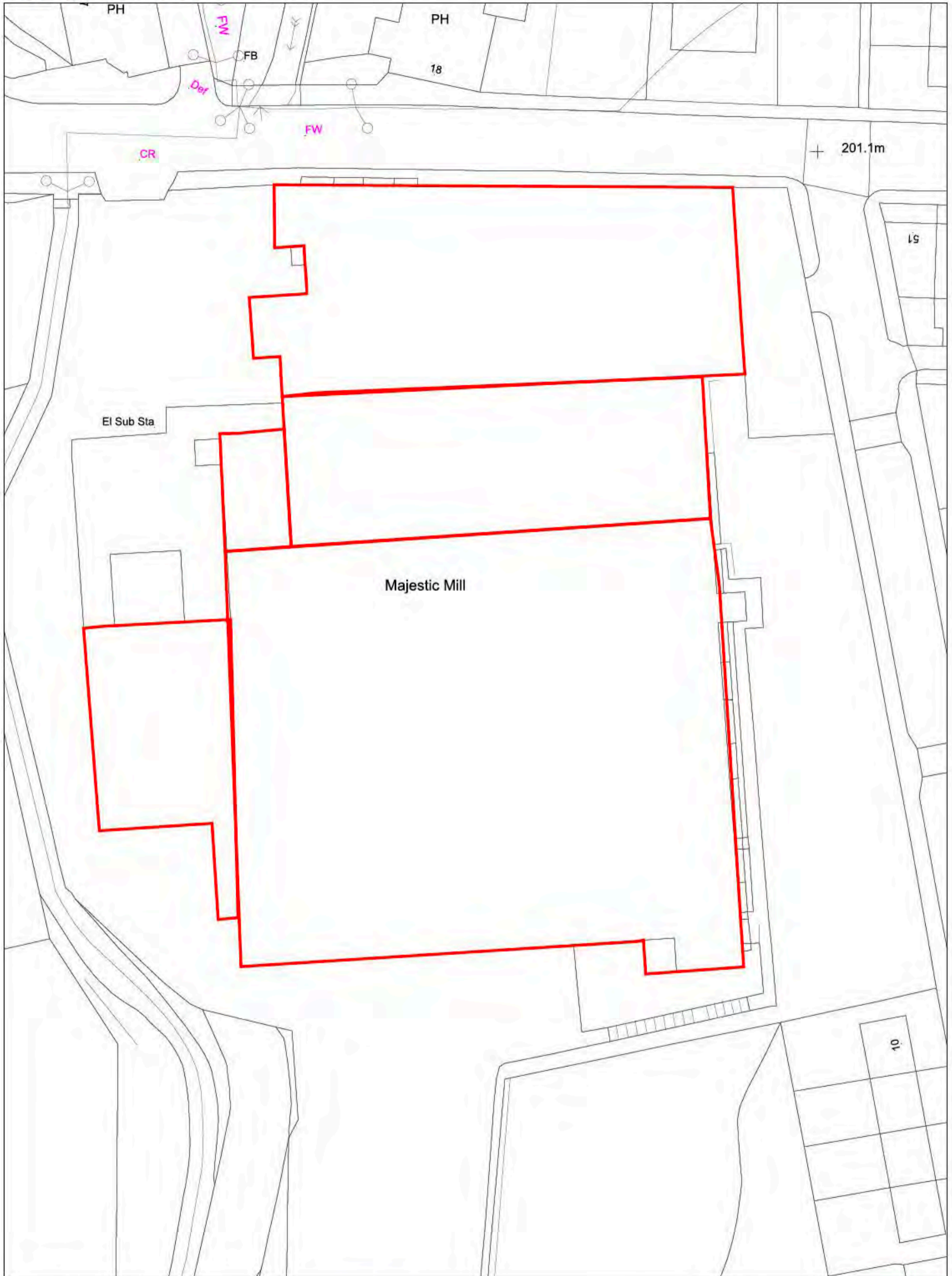
Strategy / Action Plan continued:

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
Council

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.

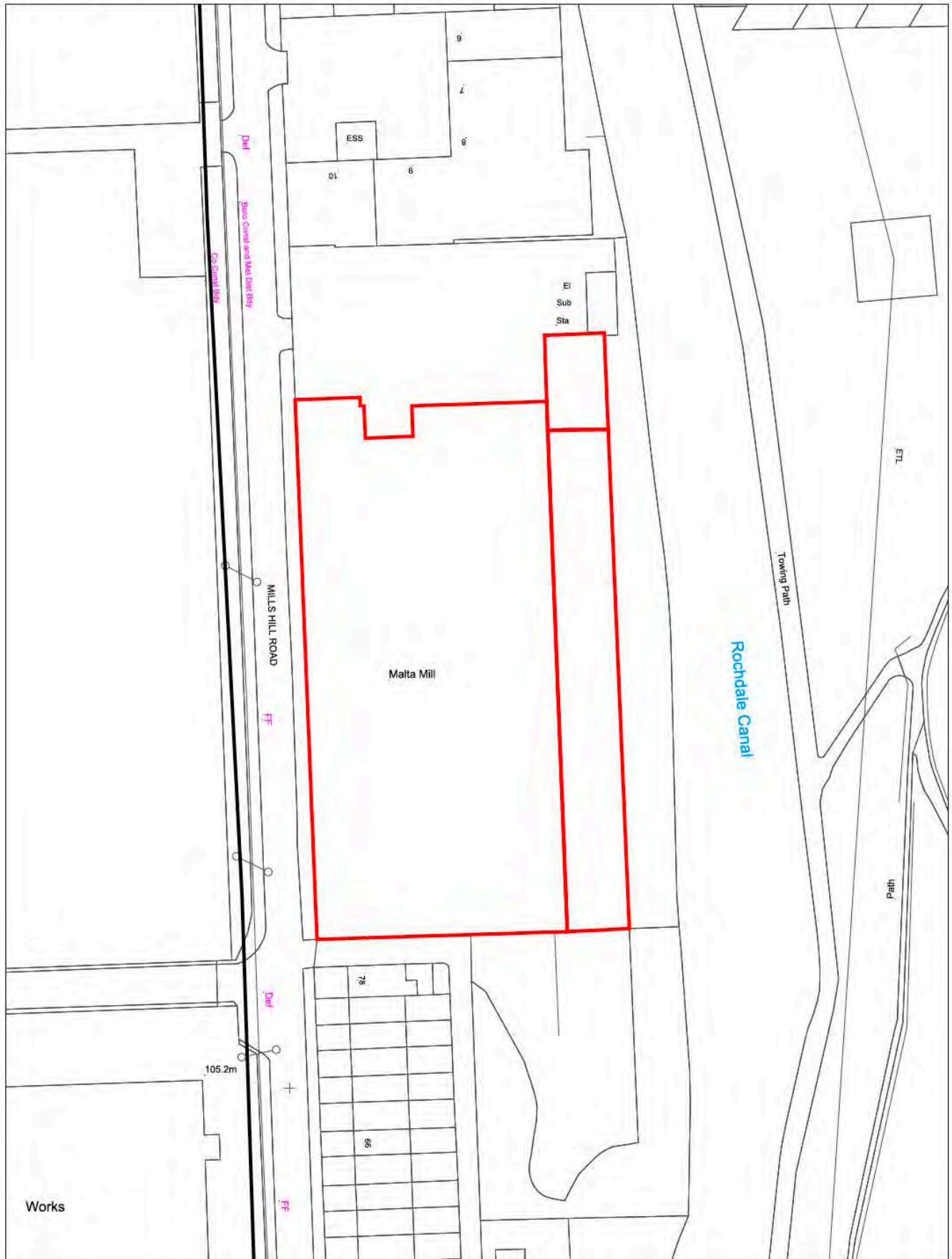
Strategy / Action Plan:

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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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

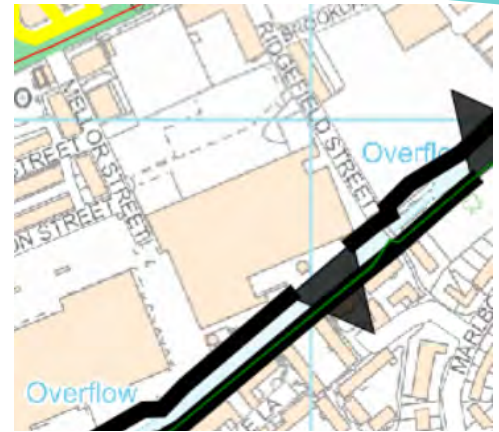
Current Designation: The site is not designated.

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)



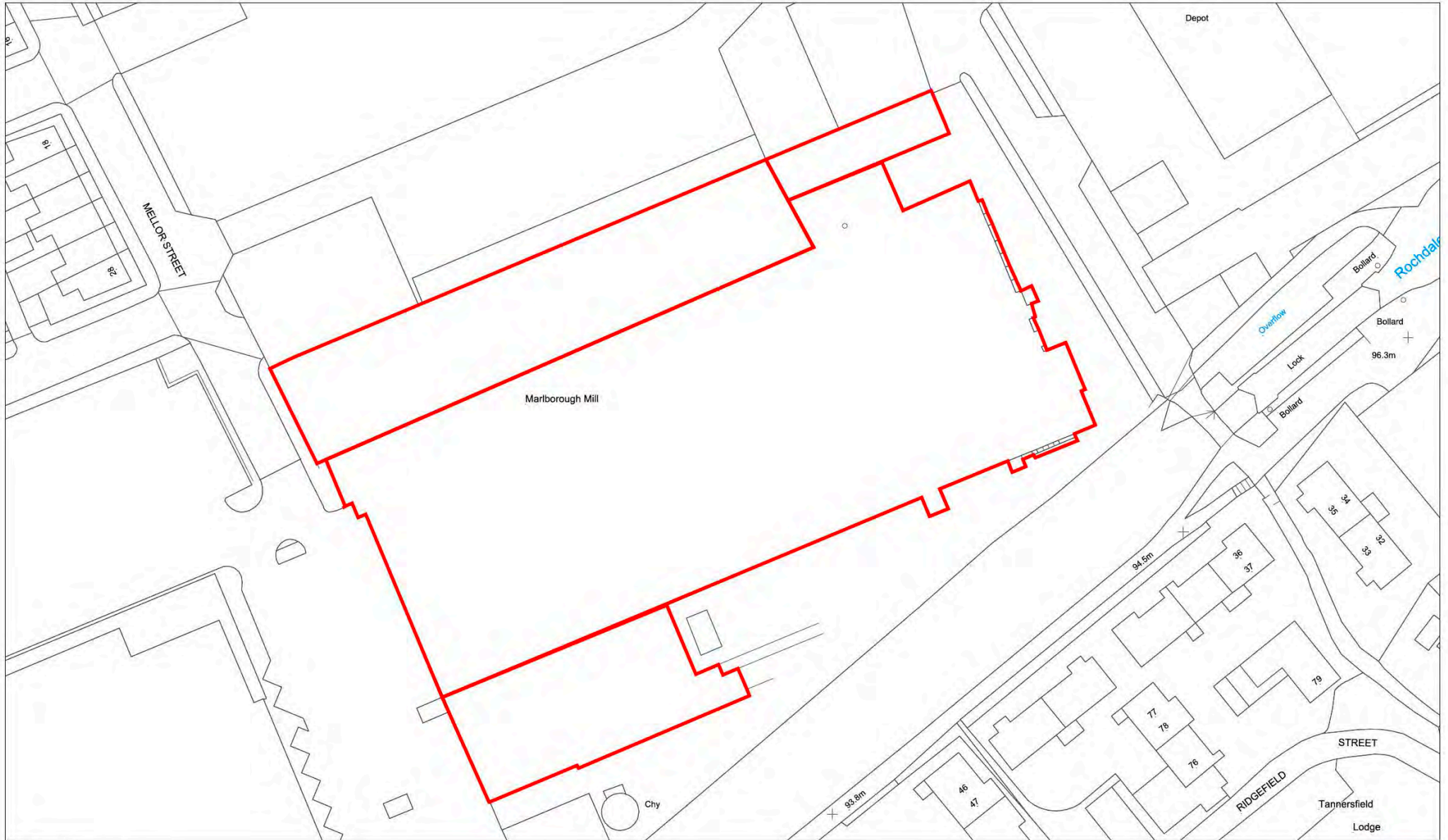
Strategy / Action Plan continued:

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:

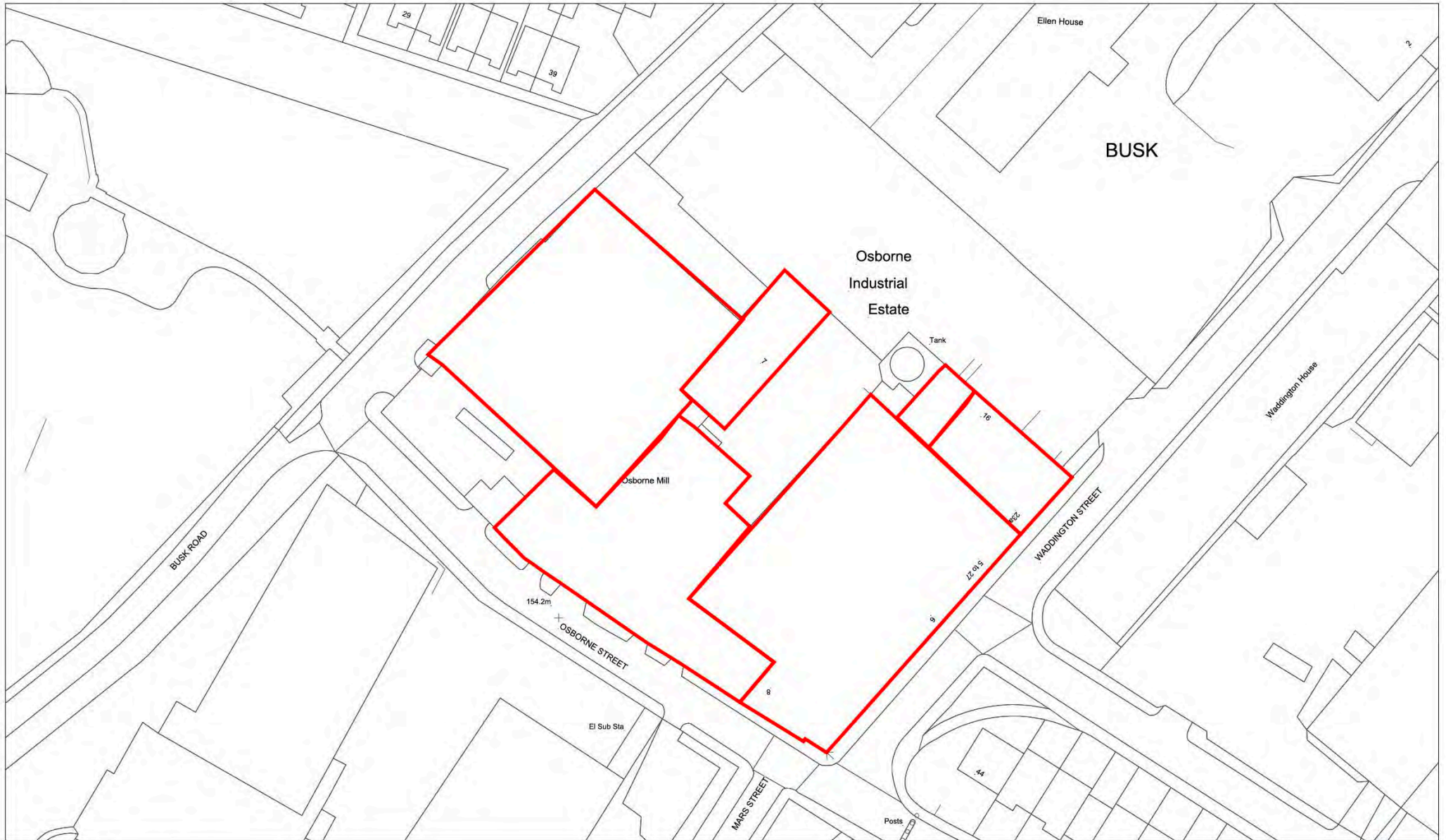
Osborne Mill lies within the main urban area and lies adjacent to a designated Business Employment Area, although the site itself is not formally allocated for any specific land use purpose. The building is currently in good condition and provides accommodation for a number of small business tenants. 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

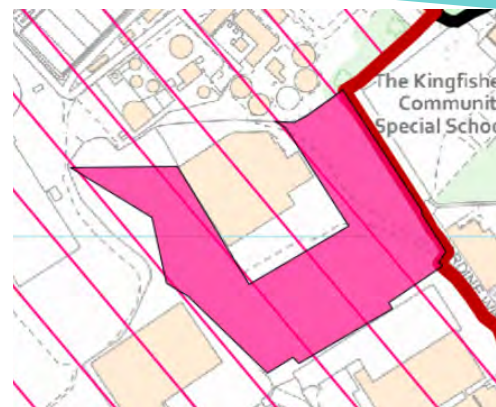
Current Designation: The site is situated in a Business Employment Area.

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:

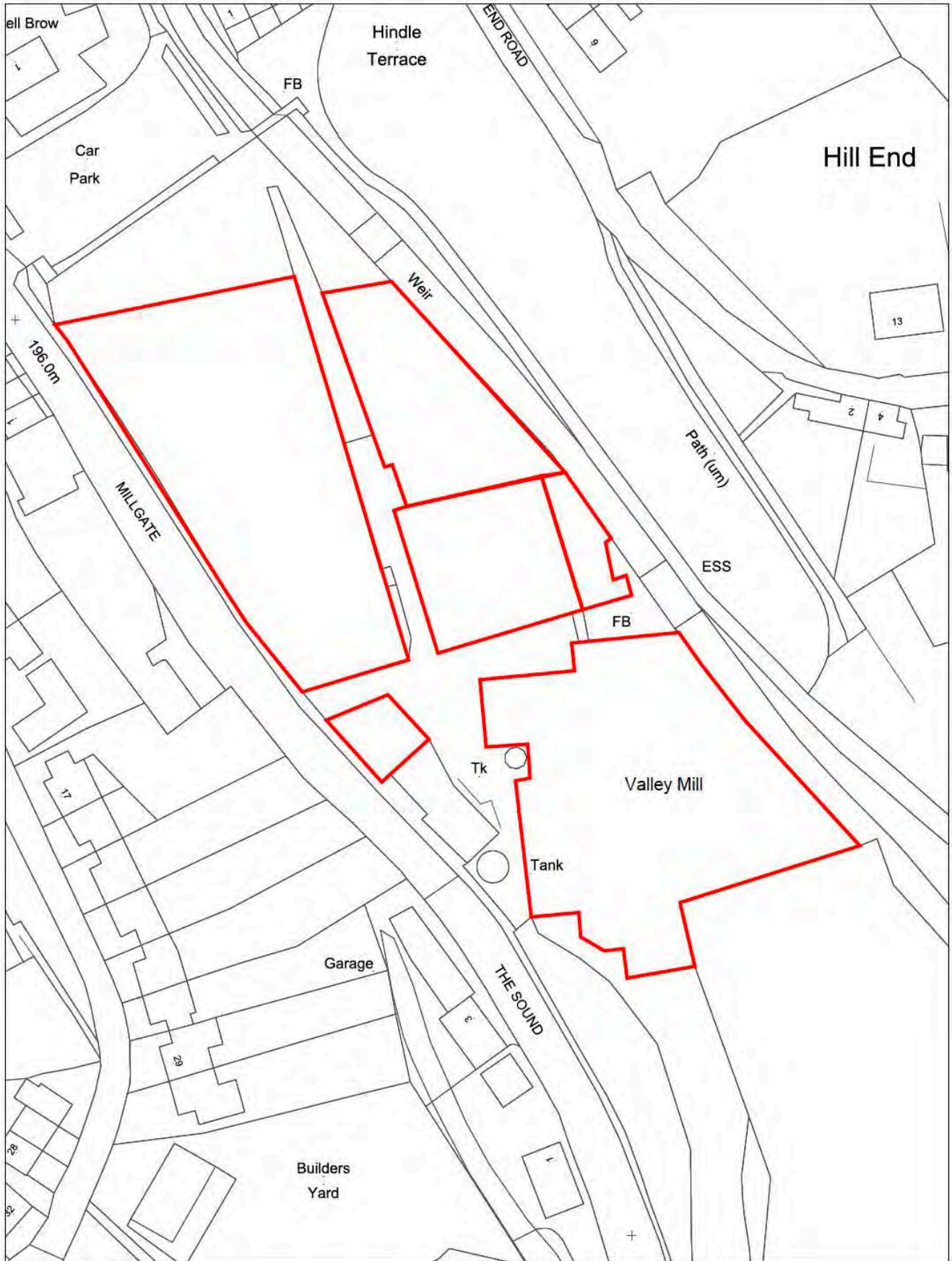
Rasping Mills lie within the centre of the village of Delph and are in active employment use forming part of an allocated Saddleworth Employment Area. It is therefore expected that the site will be retained in employment use in line with the existing allocation and any proposals that come forward for 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



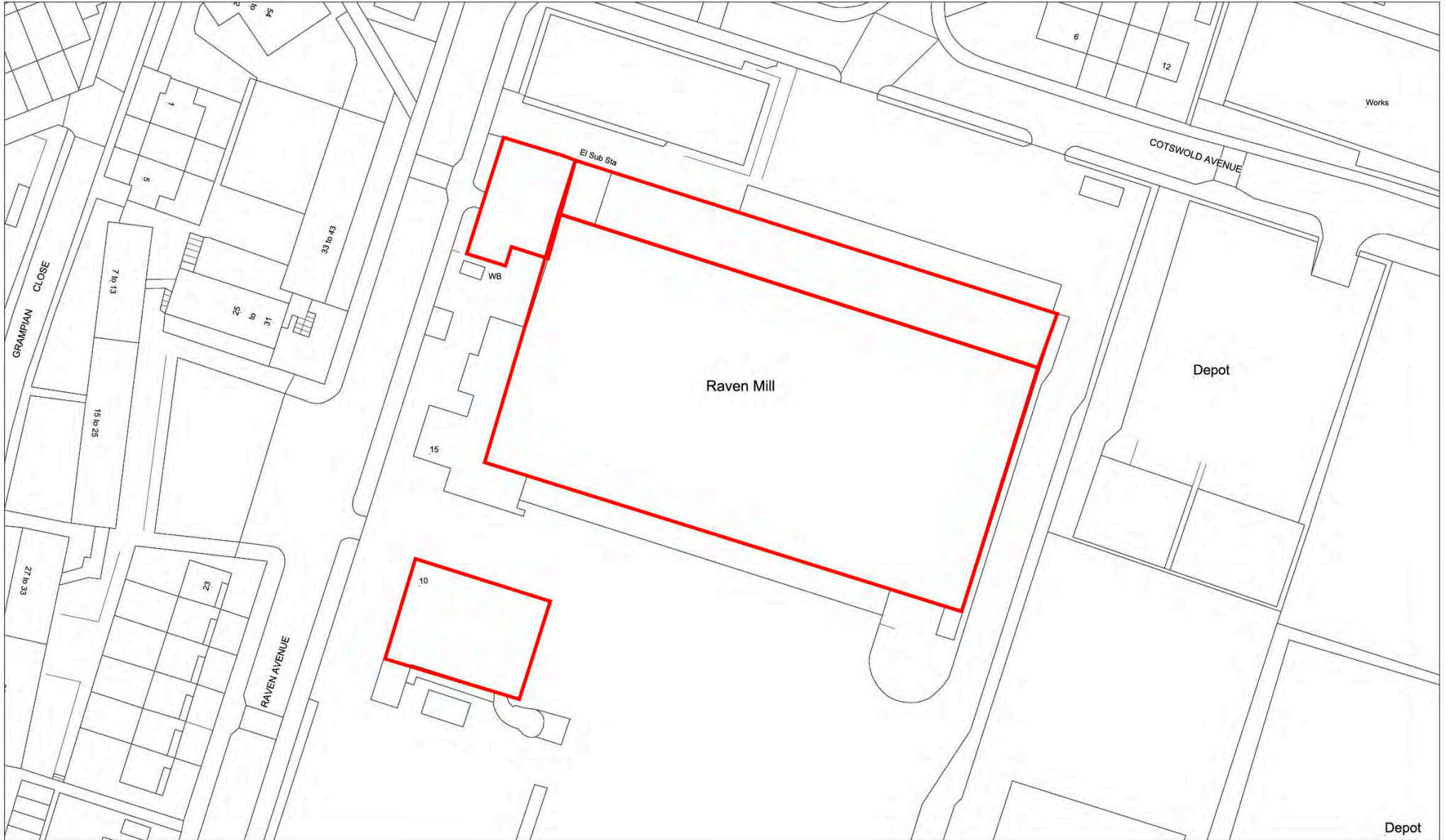
Strategy / Action Plan continued:

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

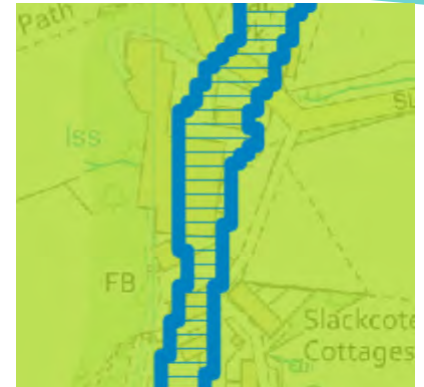
Current Designation: The site is situated in the Green Belt.

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.

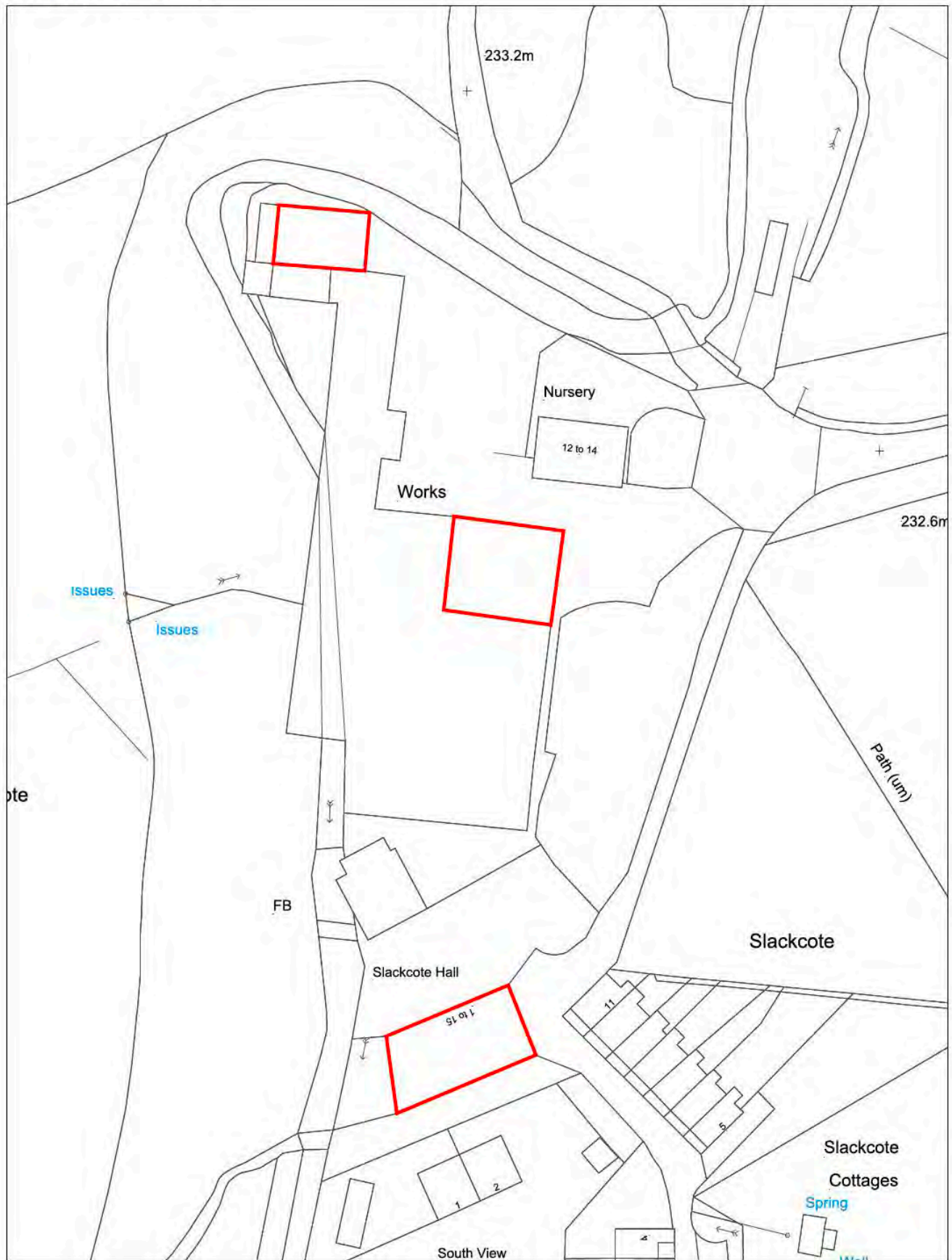
Strategy / Action Plan:

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

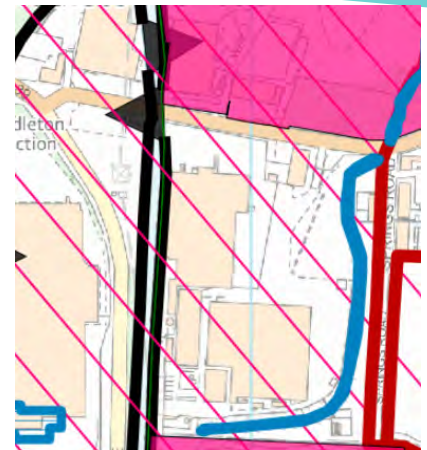
Current Designation: The site is situated in a Business Employment Area. To the north of the site is a Business and Industry Allocation.

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



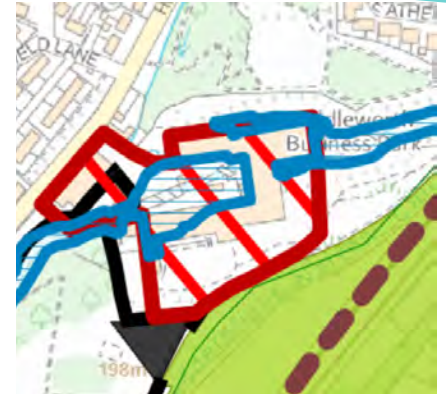
Planning Policy

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.

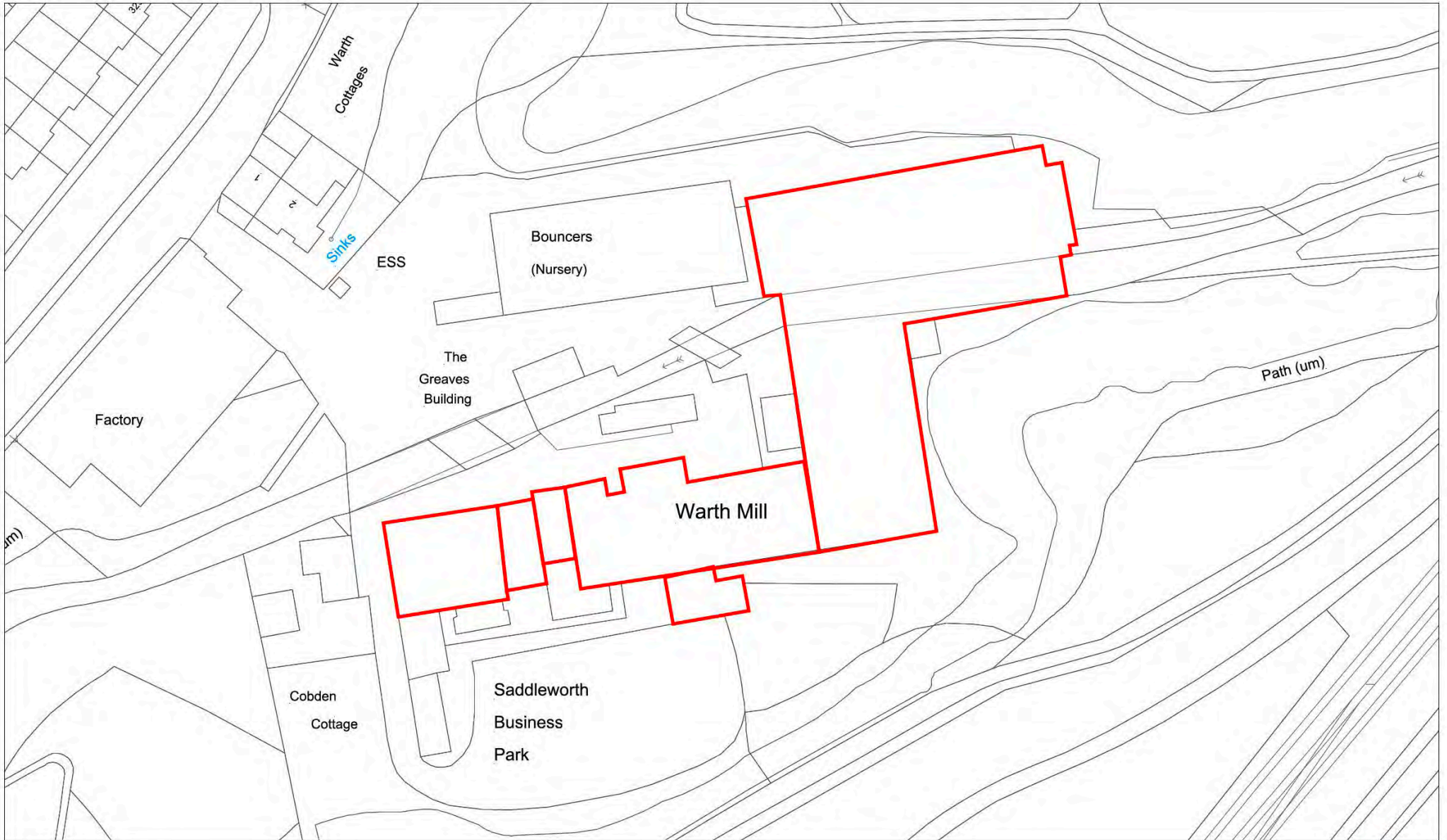
Strategy / Action Plan:

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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Oldham Council
 Civic Centre
 West Street
 Oldham
 OL1 1UT





Appendix 6

Medium Priority Site Appraisals

Adelaide Mill



Physical Characteristics

Address: Gould St, Oldham, OL1 3LL

Orientation: South-east

Floor Plan Depth: Main block: approx. 20m, smaller building: approx. 13m

Floorspace Estimate: -

No. of floors: The main block has 4 floors, the smaller building has 2 floors.

No. Chimneys: 0

Description:

The site has a reasonable amount of curtilage, which is situated on the north-western area of the site, as well as to the south-eastern area - around the smaller building. The buildings on site appear to be occupied by a number of businesses. The site is situated in the middle of a large industrial area and is surrounded on all sides by various industrial and commercial buildings and uses. Fountain Mill is south-west of the site on the other side of Gould Street.



Planning History:

PA/335462/14 - Change of use to gym. Granted: 22nd August 2014.

PA/339577/17 - Change of use to part of Adelaide Mill from B8 (storage & distribution) to a Retail Unit (use Class A1) and a Gymnasium (Use Class D2). Granted: 1st March 2017.

Adelaide 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): Not in the BAR Report.

Industrial Landscape Significance (BAR Report): Not in the BAR Report.

Statement of Significance

Archaeological interest: Likely to be low.

Historical interest: Platt Brothers machine makers, blowing room machinery department. Associative value with J Stott. Part of Hartford Old Works. Moved to Hartford New Works in 1844.

Architectural interest: Red brick construction. Four storeys in height, multi ridge roof, stone band to each floor. Tower to south-east corner. Engine shed detached to south. Of two storey height with pitched roof. Two storey Old Works building wraps around Gould and Bower Street with single storey section with large span roof.

Setting: Industrial setting. Group value with Hartford Old Works.

Experience: Industrial area with activity.

Communal value: Limited associations with former use.



Adelaide Mill



Planning Policy

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

SHLAA 2020: Not identified.

Other:



Affordable Housing Requirement:

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

Accessibility

Services: The site has good access to services due to the fact that it is close to Oldham Town Centre.

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 close proximity of the site.

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

Tram Stops: There are two tram stops that are accessible within 0.5 mile of the site (Derker and Oldham Mumps).

Overall, the site performs well in accessibility terms.



Adelaide 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: Medium



Adelaide 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. The majority 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 directly adjacent to the site.

Summary:

Adelaide Mill is situated within an allocated 'Business and Employment Area'. The site is currently comprised of a few employment uses and is surrounded by various other employment uses – both commercial and industrial. It would appear that the Mill has been updated over recent years, such as the insertion of new double glazing. Due to the location of the site and the surrounding commercial/industrial landscape, it is considered that residential use would not be appropriate and therefore retention of the existing employment uses would be advisable, which would be in accordance with the allocation.

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 medium value in landscape terms and high value in heritage terms, as such, any future planning applications in relation to Adelaide Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Adelaide Mill



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



Oldham
Council

Albert Mill



Physical Characteristics

Address: Albert Street, Hollins, Oldham, OL8 3QP

Orientation: East

Floor Plan Depth: Main Block: 20m, Smaller Block: 15m

Floorspace Estimate: 8,220sqm

No. of floors: The main block has 4, the smaller block has 2.

No. Chimneys: 0



Description:

The mill buildings are now part of Hollinwood Business Centre. The site has a significant amount of open space within the curtilage, which is predominantly used for vehicle parking. The majority of those parking provisions are situated to the north and the west of the main mill building. There are some parking spaces situated in a courtyard area, between the two buildings, which is accessed via an alternative access point (located to the south-east) off Albert Street. There are various industrial and commercial units and sites to the north, south and west of the site. There is a large parcel of land that is currently grassland to the east, however, development appears to have commenced on an approved application for a mixed-use scheme for various industrial and commercial uses.

Planning History:

No relevant planning history.



Albert Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features on site of car park.

Historical interest: 1850 cotton mill. Almost destroyed by fire in 1972.

Architectural interest: Brick construction four storey and long in form with multi-ridge roof. Possible internal engine house to centre. Windows smaller in scale than other mills.

Setting: Located beside a former canal, now infilled. Adjacent to railway line. Commercial surroundings with undeveloped vacant sites.

Experience: Within commercial/industrial area. Mill set behind modern two storey block to roadside. Vacant land to east.

Communal value: Associations with former use.



Albert Mill

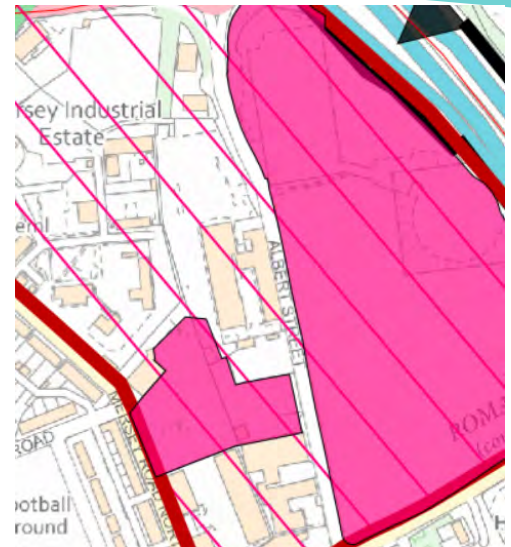


Planning Policy

Current Designation: The site is situated in a Business Employment Area. There are also two Business and Industry Allocations, one to the east and one to the south-west of the site (both shown by the magenta shaded areas).

SHLAA 2020: SHA1736 (Discounted Site).

Other: The two Business and Industry Allocations that are adjacent to the site are also identified on the overview for Oldham in The Places for Everyone Joint Development Plan Document (2021) as part of the Employment Land Supply.



Affordable Housing Requirement:

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

Accessibility

Services: The site has good access to services, the majority of them are available within 1 mile.

Bus Services: There are numerous bus stops within 0.4 mile of the site, which provide numerous services and various routes that operate frequent services.

Rail Services: Moston Train Station is 1.5 miles from the site.

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

Overall, the site performs well in accessibility terms.



Albert 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



Albert Mill



Other Planning Constraints

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

Ecology: There is a priority habitat on the opposite side of Albert Street, to the east of the site (within 20m of the site). There is also a green corridor to the east of the site (Wrigley Head) but it is over 180m away. The site is also a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore putting it at the least risk of flooding from fluvial sources. Most of the site is at very low risk of surface water flooding, however, there are some areas that have a slightly higher risk of surface water flooding.

PRoW: Footpath 21 FAILS is adjacent to the western boundary of the site.

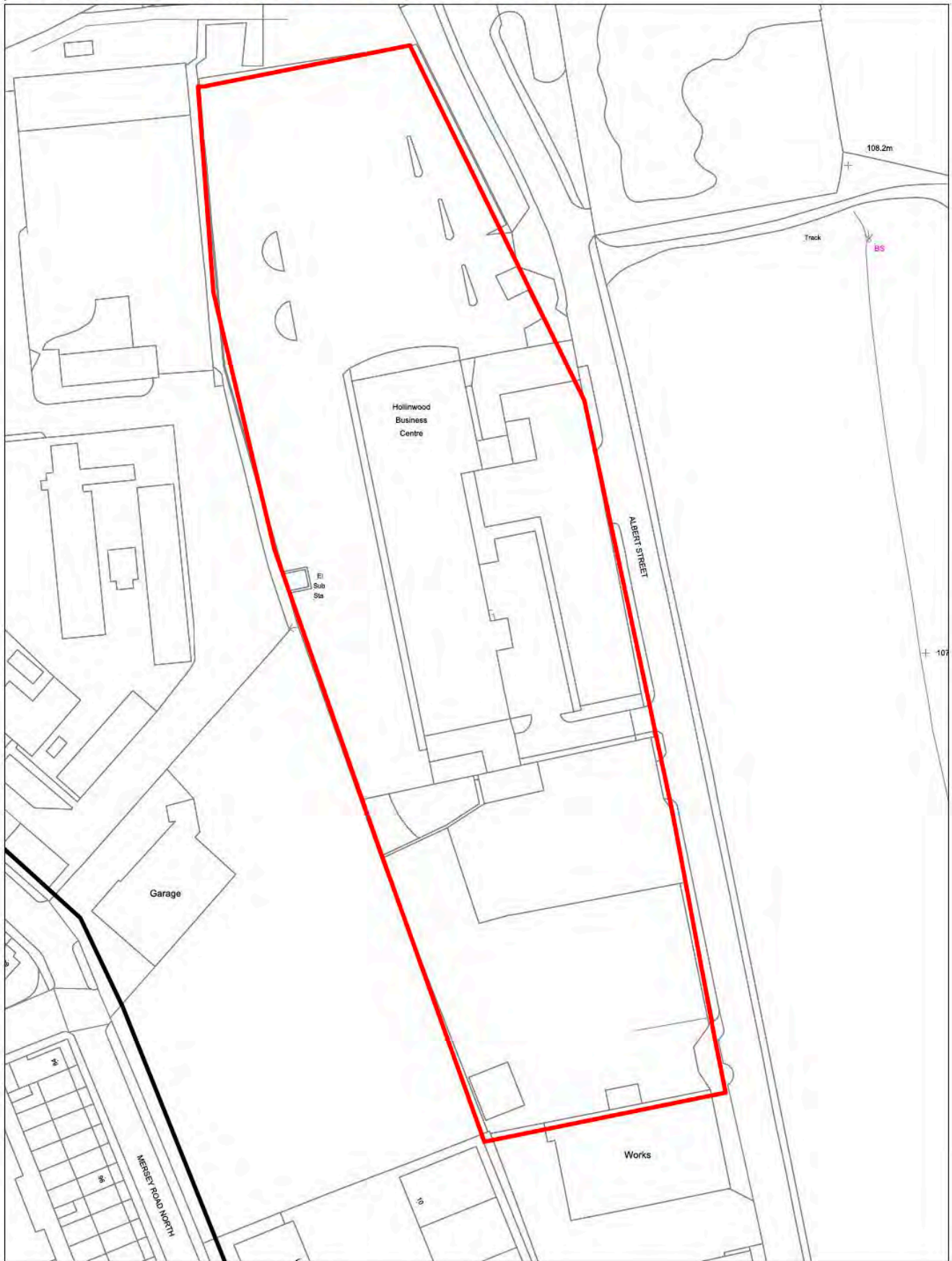
Summary:

Albert Mills is situated with an allocated 'Business and Employment Area' and is currently in active employment use.

It is evident that the site is not suitable for residential use. The building has been repurposed to provide a high quality and successful business centre environment and has secured a viable use appropriate to its setting. The most appropriate use of the site is employment (Use Class E/ B2/ B8) in accordance with the adopted Development Plan allocation. Albert Mills lies within the Hollinwood BEA, which is identified as one of the BEAs which has the greatest potential to attract and accommodate priority sectors. Therefore, any future proposals which intend to provide improved / additional employment floorspace at the site, particularly to meet the requirements of the priority sectors identified within the SIF Refresh, should be viewed as being entirely appropriate in principle.

The site has been identified as being of medium value in landscape and heritage terms, as such, any future planning applications in relation to Albert Mills should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites

Albert Mill/Hollinwood Business Centre



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Oldham Council
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West Street
Oldham
OL1 1UT



Oldham
Council

Austerlands Mill



Physical Characteristics

Address: Huddersfield Road, Austerlands, Oldham, OL4 3QD

Orientation: South/South-west

Floor Plan Depth: approx. 18m

Floorspace Estimate: 1,235sqm

No. of floors: 2

No. Chimneys: 0 - However, on the opposite side of Huddersfield Road (A62) from the mill, to the north is a large historic chimney.



Description:

The mill is part of a small industrial complex. The A62 runs along the northern boundary of the mill and on the opposite side of the road are other historic stone buildings which have been converted into residential properties. To the east are also older buildings which are now in residential use. To the south are industrial units, which make up the small industrial area the mill is part of. There is a fairly large triangular parcel of grassland to the west of the site.

Planning History: No relevant planning history identified.

Austerlands Mill



Heritage

Listed Status: Not listed. However, the mill is in close proximity (within 35m) to No.3 Thorpe Lane which is a grade II listed property (UID: 1164626).

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not 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, site of an earlier mill and potential for survival of buildings to south-west.

Historical interest: 1819 cotton mill by William Beaumont. Burnt down 1884 rebuilt and occupied by small firms. Taken over 1920 by Austerlands Mill Co until 1959. Later used for carpet weaving. Much modified. Former boundary of Yorkshire and Lancashire.

Architectural interest: Stone built two storey with blank elevation and metal sheet roof to roadside. Stone circular chimney extant to north of site over the main road.

Setting: Roadside location within village setting. Discreet in nature as no active frontage. Chimney provides context.

Experience: Small scale commercial buildings with little activity.

Communal value: Possible associations with former use but limited.



Austerlands Mill



Planning Policy

Current Designation: The site is not allocated in the Local Plan. Nor is the site adjacent to any other allocations.

SHLAA 2020: SHA1599. 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.

Bus Services: There are bus stops along Huddersfield Road, which is adjacent to the site with frequent services operating various routes. There are also other routes available from alternative bus stops which are within 0.5 miles of the site.

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

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

Overall, the site has a reasonable level of accessibility. Although, the location of the site offers opportunities for sustainable travel, primarily by bus.



Austerlands Mill



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Fair.

Housing Potential: High

Employment Potential: Low

Austerlands Mill



Other Planning Constraints

Trees: There appears to be no TPO's on the site. Although, there are a small area of trees to the west - on the parcel of green land - which appear to have TPO's attached to them. However, they are not directly adjacent to the mill or the access point 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 the lowest level of risk of flooding from fluvial sources. The site is also at very low risk of flooding as a result of surface water. However, there is a small area to the south of the mill that is identified to be at a slightly higher chance of surface water flooding, although this only increases to low from very low.

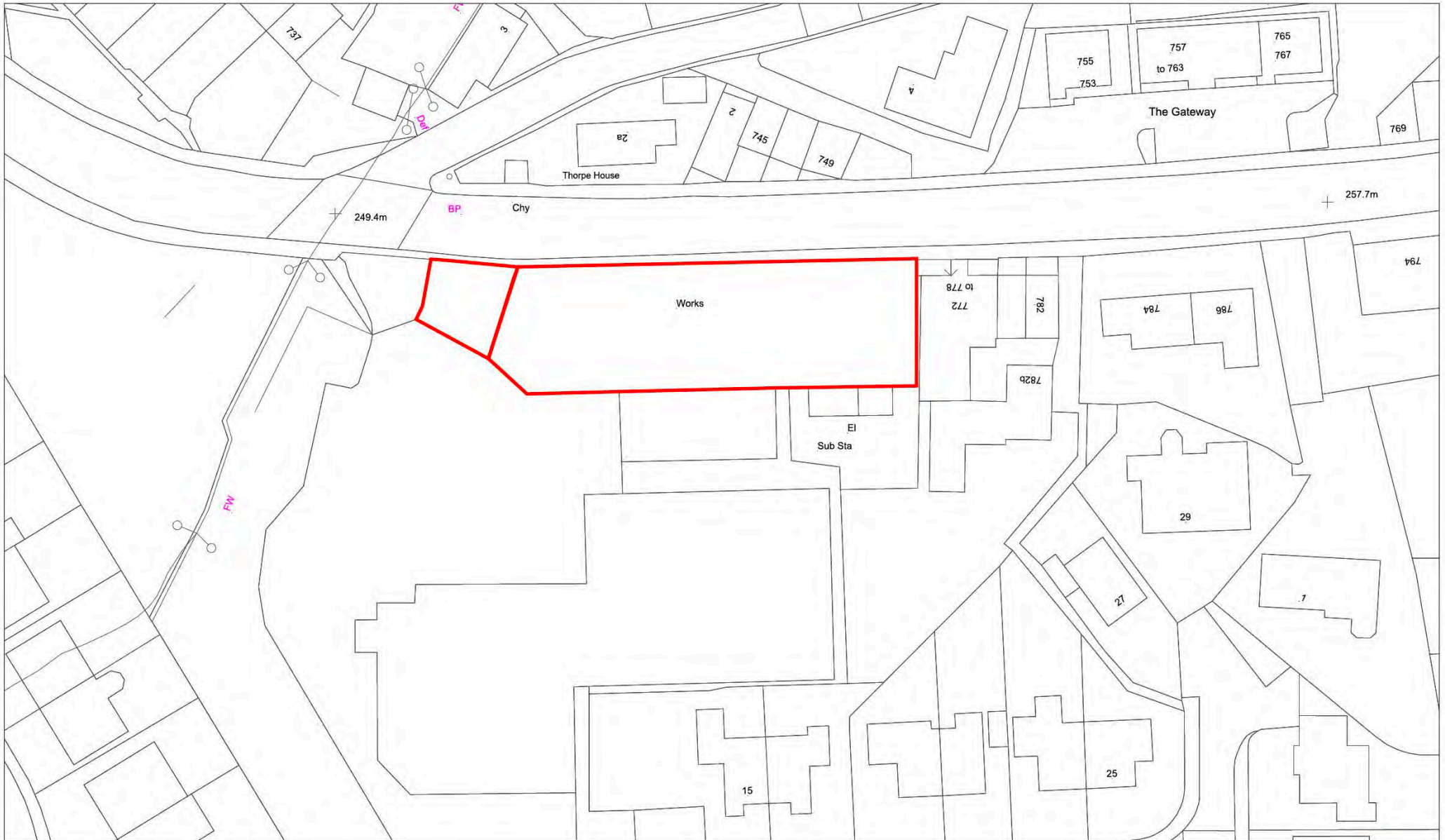
PRoW: No public rights of way either through or adjacent to the site.

Summary:

Austerlands Mill is not subject to any specific land use or environmental designations within the adopted Development Plan and is therefore deemed to be white land. The site is however currently in active employment use providing small-scale commercial premises.

The site comprises previously developed land within a relatively accessible location and the surrounding area is predominantly residential in character. Austerlands Mill lies within Value Area 2 and it is considered that the site is suitable for new housing. The site has been identified as being of medium value in both landscape and heritage terms, with the main heritage value being derived from the chimney (on the opposite side of the A62). Any future redevelopment should therefore seek to retain the key elements of the existing mills, including the chimney, 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 Austerlands Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Austerlands Mill



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Oldham Council
 Civic Centre
 West Street
 Oldham
 OL1 1UT



Belgrave Mills



Physical Characteristics

Address: Honeywell Lane, Hathershaw, Oldham, OL8 2LB

Orientation: No.1 - North-east, No.3 - North-west, No.4 - North-west.

Floor Plan Depth: No.1 - due to the various built elements that together create Mill No.1 the building depth varies between approx. 28m and 17m. No.3 - approx. 37m. No.4 - approx. 35m.

Floorspace Estimate: No.1 - 8,646sqm, No.3 - 5,874sqm, No.4 - 20,635sqm.

No. of floors: No.1 - 2 floors, No.3 - 3 floors, No.4 - 5 floors.

No. Chimneys: 0



Description:

There are residential properties to the north, east and south-east of the site. To the south-west is the site of the now demolished Maple Mill. There are a number of industrial units and uses to the west and north-west of the site. Each mill has its own curtilage space which are used for both parking and as service areas for the businesses that currently occupy each mill. The site on the whole is fairly large due to Mill No.2, which once sat at the centre of the site, now having been cleared.

Planning History:

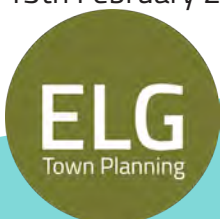
No.1: No relevant planning history.

No.3: No relevant planning history.

No.4: PA/056858/09 - Change of use to Builders/Plumbers Merchants with ancillary retail unit.
Granted: 23rd December 2009.

PA/332353/12 - Erection of 5 no. light industrial units with associated car parking and servicing.
Granted: 14th March 2013.

Former site of now demolished Mill No.2: PA/332354/12 - Outline application for erection of 2 no. light industrial units with parking and servicing. Landscaping to be considered. All other matters reserved.
13th February 2013.



Belgrave Mills



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value medium site of Mill No.2 completely demolished and power system features of other mills.

Historical interest: 1881. One of four mills on this site. Platts machinery. Appears to have expanded several times.

Architectural interest: Four mills of red brick construction. Mix of two, three and five storey. Towers to buildings 3 and 4, all roofs replaced with modern sheeting.

Setting: Raised position with mixture of housing and commercial neighbours. Group value with Maple Mill diminished following demolition with retention of chimney.

Experience: Elements in poor condition and generally having a negative impact on experience.

Communal value: Possible associations with former use but limited.



Belgrave Mills



Planning Policy

Current Designation: Situated in a Business Employment Area.

SHLAA 2020: SHA1732, SHA1733 & SHA1734 (Discounted Sites).

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.

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

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

Tram Stops: The closest tram stop is Oldham King Street which is approx. 1.2 mile from the site.

Overall, the site performs well in accessibility terms.

Belgrave Mills



Viability

CIL: Non-adopted

Viability Area: VA5

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

Condition: Good

Housing Potential: Low

Employment Potential: High

Belgrave Mills



Other Planning Constraints

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

Ecology: There is a priority habitat approx. 150m east of the site. The Green Belt is also approx. 200m east 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. Most of the site is indicated to be at very low risk of surface water flooding, however, there is one area that is at a higher risk level of surface water flooding. Adjacent to the western corner of Mill No.4 is identified as varying between high, medium and low risk of surface water flooding.

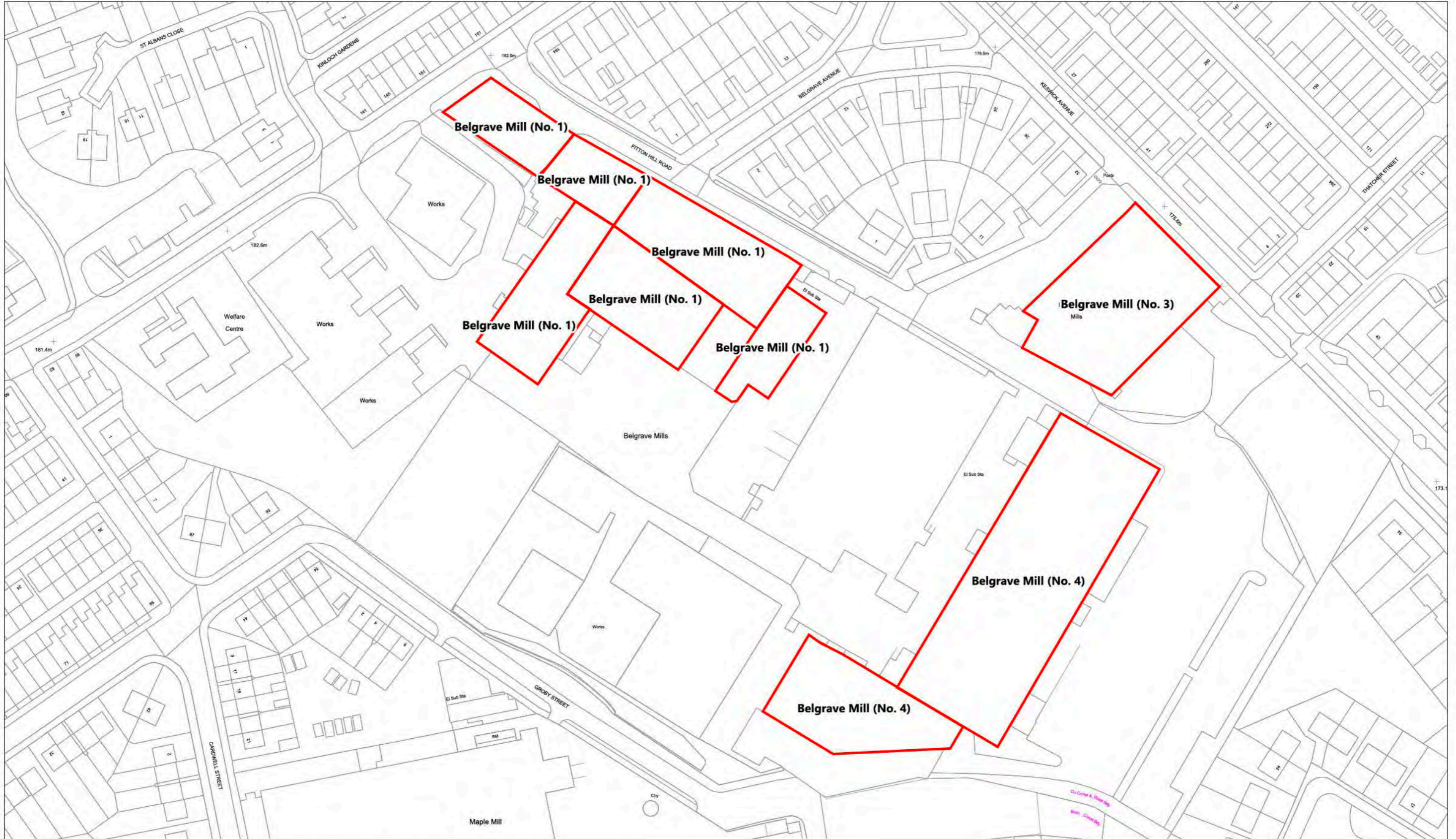
PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Belgrave Mills lie within a designated Business Employment Area and are currently in active employment use. The site evidently provides limited scope for residential use due to its setting within an established employment area and should therefore remain in employment use in line with the allocation.

The site has been identified as being of medium value in both landscape and heritage terms and any future planning applications in relation to Belgrave Mills should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Belgrave Mills



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



Delta Mill



Physical Characteristics

Address: New Coin Street, Royton, Oldham, OL2 6JZ

Orientation: North-east

Floor Plan Depth: Upper floors: approx. 4.1m, Lower floors: approx. 6.9m

Floorspace Estimate: 11,172sqm

No. of floors: 3

No. Chimneys: 0



Description:

The main vehicle access to the site is from New Coin Street. There is a significant amount of curtilage around the mill building. At present the eastern part of the site is used as a car park which is formally set out and a service road runs around the periphery of the mill building which leads to the service areas that are located at the south-western and north-western corners of the mill. There are various industrial units to the north of the site and St. Aidan & Oswald R.C Primary School is to the east. To the south/south-west of the site is an area of grassland and The Oldham Academy North (High School). Grape Mill is situated to the west of the site. The site is currently occupied by a large manufacturing company.

Planning History:

PA/056551/09 - Outline planning application for the demolition of Delta Mill and residential redevelopment. Means of access to be considered, all other matters reserved.

Granted: 17th November 2009.



Delta 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. Boiler house and chimney areas undeveloped.

Historical interest: 1902 cotton mill for Delta Mill Co Ltd. Associative value with AH Stott. Platts machinery. J&E Wood engine. Ceased production 1979 and top three floors removed.

Architectural interest: Red brick construction of three storey reduced from six storey. Tall thin rectangular multi-pane windows. Engine House, ornate doorway. Brick and stone gate pillars and entablature.

Setting: Industrial area occupying an elevated position. Not prominent due to low height and lack of tower or chimney. Group value with Grape and Vine mills.

Experience: Industrial area but interesting topography makes for good separation and experience.

Communal value: Associations with former use. Some visual group value with Grape and Vine mills.



Delta Mill



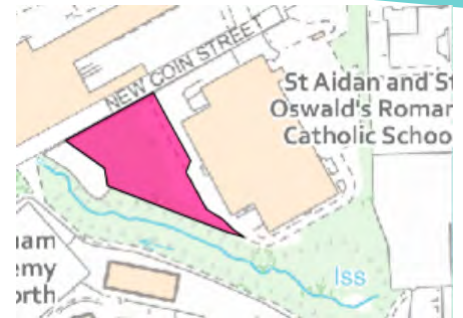
Planning Policy

Current Designation: The site is not designated, but it is adjacent to a Business and Industry Allocation.

SHLAA 2020: SHA1871 (Discounted Site).

Other:

Affordable Housing Requirement:



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

Accessibility

Services: The site has exceptionally good access to a range of service. This is largely down to the fact that the site is within close proximity of the centre of Royton.

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

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is approximately 2.4 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 is considered to perform well in terms of accessibility.



Delta 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



Delta Mill



Other Planning Constraints

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

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

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources, although it is worth noting that there is a small waterway to the south-west of the site. Most of the site is identified as being at very low risk of surface water flooding. However, on the south-western area of the site (adjacent to the mill) is an area that varies in the risk level of surface water flooding between high and low. This area seems to be isolated and the reason for the increase of surface water flooding on that area appears to be down to the topography on that part of the site.

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

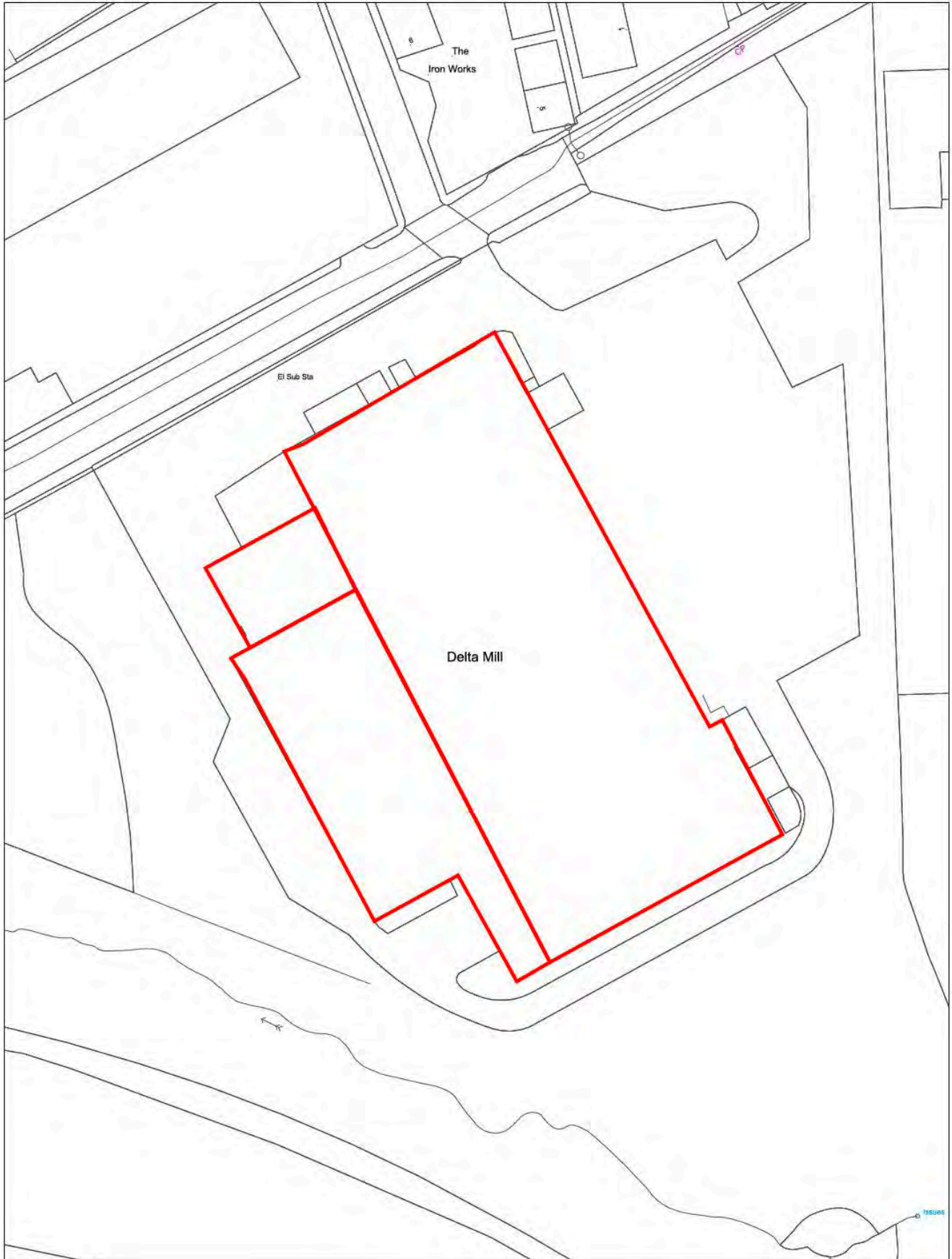
Summary:

Delta Mill is not designated for any specific land use purpose within the adopted Development Plan but is in active employment use lying to the southern edge of an established industrial / trading estate. The mill building is in good condition and has been subject to significant recent investment. It has an established use that is appropriate having regard to its wider industrial / trading estate setting and it is expected to be retained in its current use in the short to medium term.

However, should the existing employment use cease, the site may be suitable for new housing development in the longer term in view of its location to the southern edge of the existing employment area, subject to compliance with loss of employment land policies and achieving suitable levels of residential amenity for future occupants.

Delta Mill has been assessed as medium value in both landscape and heritage terms and, as such, any future proposals in relation to Delta Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Delta Mill



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OL1 1UT



Oldham
Council

Duke Mill



Physical Characteristics

Address: Refuge Street, Shaw, Oldham, OL2 8QP

Orientation: North

Floor Plan Depth: approx. 39m

Floorspace Estimate: 15,750sqm

No. of floors: 5, warehouse extension has 3 floors.

No. Chimneys: 0



Description:

The site has 3 vehicle access points one to the north-east via Leach Street, and two to the south-west and west via Refuge Street. There is a fairly large amount of curtilage around Duke Mill, the majority of it is situated to the south-west and west of the building and is used for parking and as a service area for the company that currently occupies the site, with further curtilage space to the north-east of the mill. To the north/north-west of the mill is a supermarket. There are residential properties to the east which front Moss Hey Lane and open space to the south-east. Directly to the south of the mill is a reservoir and residential properties to the south-west and west of the site. The site is part of Policy JP Allocation 12 (Beal Valley) in the The Places for Everyone Joint Development Plan Document (2021).

Planning History:

PA/340579/17 - Change of use to part ground floor from warehouse and distribution (Use class B8) to retail (Use class A1). Granted: 4th october 2017.

Duke 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 only chimney removed.

Historical interest: 1883 cotton mill. Associative value with J Stott, Platts machinery, Woolstenhulme & Rye engine. Duke Spinning Co Ltd.

Architectural interest: Brick construction, late 19th century, five storeys, multi-ridge roof. Large brick arch rectangular windows. Tall sprinkler tower, corner pilasters and stone caps to mill. Warehouse, semi-internal engine house to south side.

Setting: Edge of built area, countryside beyond. Lost relationship with surrounding housing, mainly modern replacements and commercial.

Experience: Viewed within wider landscape but not high quality example.

Communal value: Associations with former use but limited.



Duke Mill

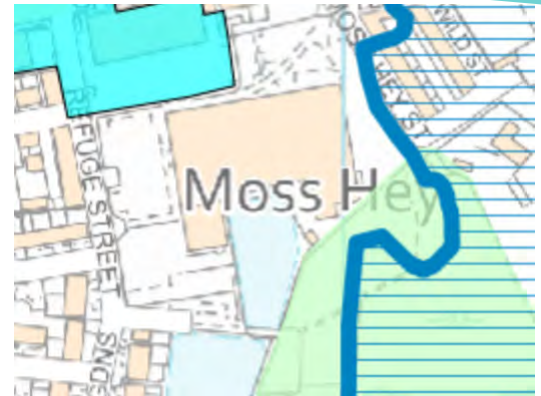


Planning Policy

Current Designation: The site is not designated, although it is adjacent to both the centre of Shaw (designated local centre) and an area of protected open space.

SHLAA 2020: SHA0905. The site is identified as a potential site.

Other: In the Places for Everyone Joint Development Plan Document (2021). The site is part of Policy JP Allocation 12 (Beal Valley).



Affordable Housing Requirement:

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

Accessibility

Services: The site is considered to have very good access to services due to being directly adjacent to the centre of Shaw.

Bus Services: The site has good access to a range of bus services which operate frequently and provide a variety of routes.

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

Tram Stops: Shaw and Crompton tram stop is approx. 0.4 mile from the site.

Overall, the site performs well in accessibility terms.



Duke 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

Duke Mill



Other Planning Constraints

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

Ecology: There is a priority habitat as well as Shaw Side SBI, approx. 180m south-east 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 at very low risk of surface water flooding, although there are a few small areas that are identified as being at a slightly higher risk level. There is an area adjacent to the south-west corner of the mill that is identified as being at medium and low risk of surface water flooding. There is also an area between the southern elevation and the reservoir that is at high and medium risk of surface water flooding.

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

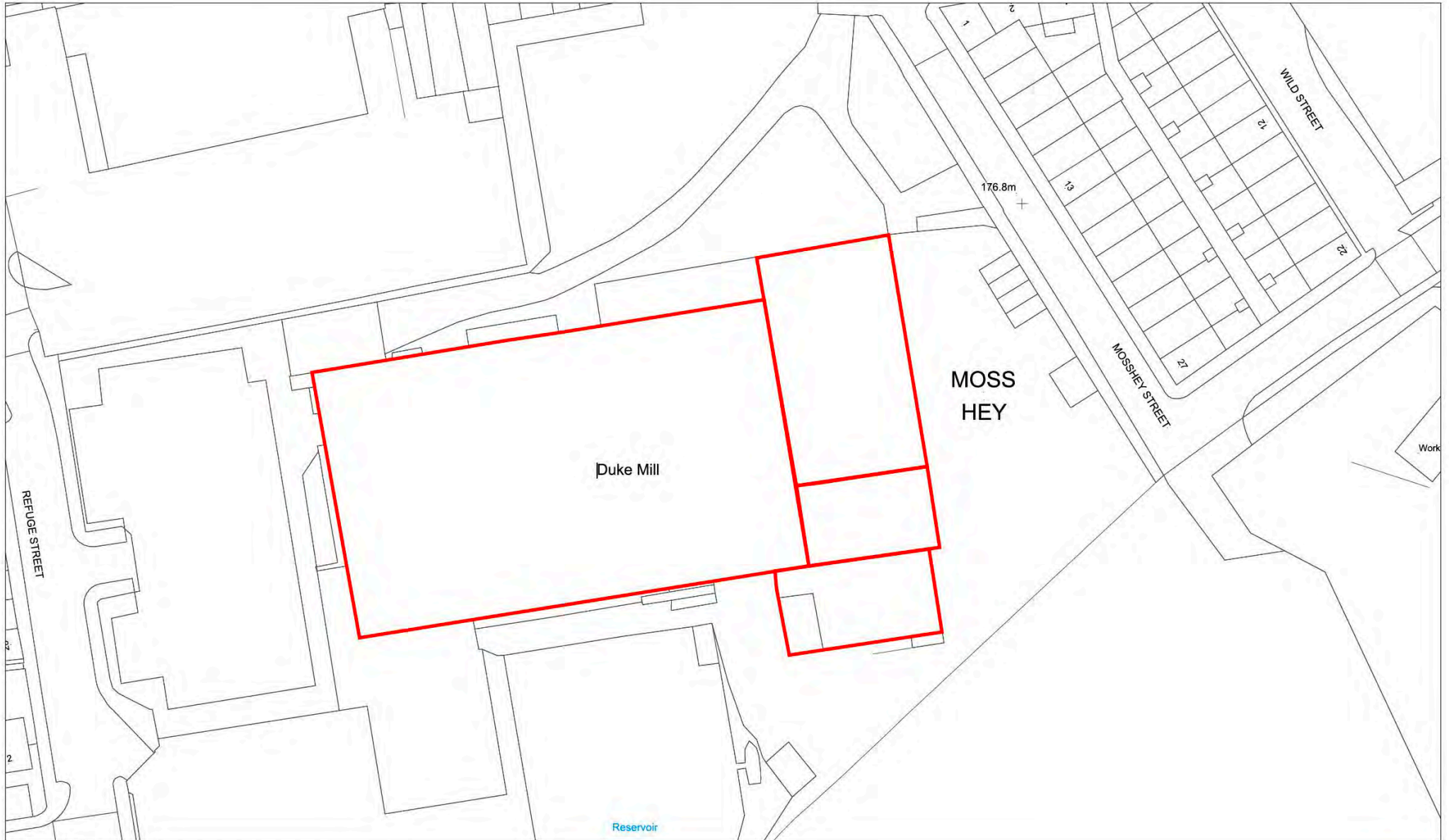
Summary:

Duke Mill lies within the heart of the settlement of Shaw and is not allocated for any specific land use purpose within the adopted Development Plan. The site is however in active employment use and the expectation is that the site will be retained within such use across the short to medium term.

However, Duke Mill lies within a highly accessible location within an area that is mixed in character in close proximity to Shaw Town Centre and surrounding residential areas and is identified as part of a residential allocation in the PFE (2021).

The site is identified as being of medium value in both heritage and landscape terms, although it 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.

Duke Mill



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Elm Mill (Newby Mill)



Physical Characteristics

Address: Linney Lane, Shaw, OL2 8HB

Orientation: East

Floor Plan Depth: approx. 42m

Floorspace Estimate: 17,148sqm

No. of floors: 5

No. Chimneys: 0



Description:

The mill is part of a conglomeration of various other large industrial buildings including Lily Mills. Directly to the north of the site is a small garage and on the other side of Linney Lane are residential properties, with playing fields and East Crompton St George's CE Primary School lying to the east. There are more residential properties to the south-east and to the south is an industrial building that is attached to Elm Mill. Lily Mills are to the south-west and to the west is a large industrial building which is connected via a link bridge to Elm Mill. The curtilage space is located to the north and west of the mill and appears to be primarily used as service areas and access roads for the large vehicles.

Planning History:

OUT/345898/20 - Outline planning permission (with all matters reserved except for access) is sought for: 'Residential development (use class C3) together with new publicly accessible open space; landscaping; de-culverting of the River Beal, surface water drainage infrastructure, car parking and other necessary works with access from Linney Lane and Beal Lane following the demolition of existing buildings and structures'. Ongoing.



Elm Mill (Newby Mill)



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

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

Historical interest: 1890 cotton mill. Associative value J Stott. Hetherington machinery, Buckley & Taylor engine.

Architectural interest: Brick construction, five storeys, multi ridge roof, large brick arch rectangular windows, corner pilasters, embellished brickwork, eaves detail, engine house west side. Single storey weaving shed. No boiler house or chimney.

Setting: Lost relationship with terraced housing. No tower or chimney. Group value with Lily Mill and Briar and Lilac beyond.

Experience: Industrial area opposite residential.

Communal value: Associations with previous use diminished with loss/replacement of housing.



Elm Mill (Newby Mill)

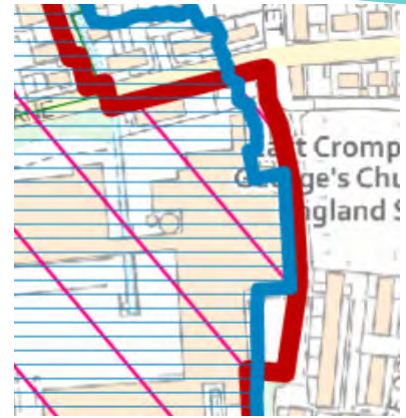


Planning Policy

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

SHLAA 2020: SHA2131. 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 good access to services being located in close proximity 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 approx. 0.3 mile from the site.

Overall, the site performs well in accessibility terms.



Elm Mill (Newby Mill)



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: It is understood that the buildings are largely vacant, and as such, VBC could potentially be applied.

Condition: Good

Housing Potential: Low

Employment Potential: High



Elm Mill (Newby Mill)



Other Planning Constraints

Trees: There appears to be no Tree Preservation orders either on or adjacent to the site.

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

Flood Risk: The north-western and south-western areas of the site are situated in flood zone 3, the rest of the site is in flood zone 2. The north-western part of the mill is also identified as being an area that benefits from flood defences which are situated either side of the River Beal. The majority of the area is at low risk of surface water flooding.

PRoW: Foot path 26 CROMP runs along the eastern edge of the site.

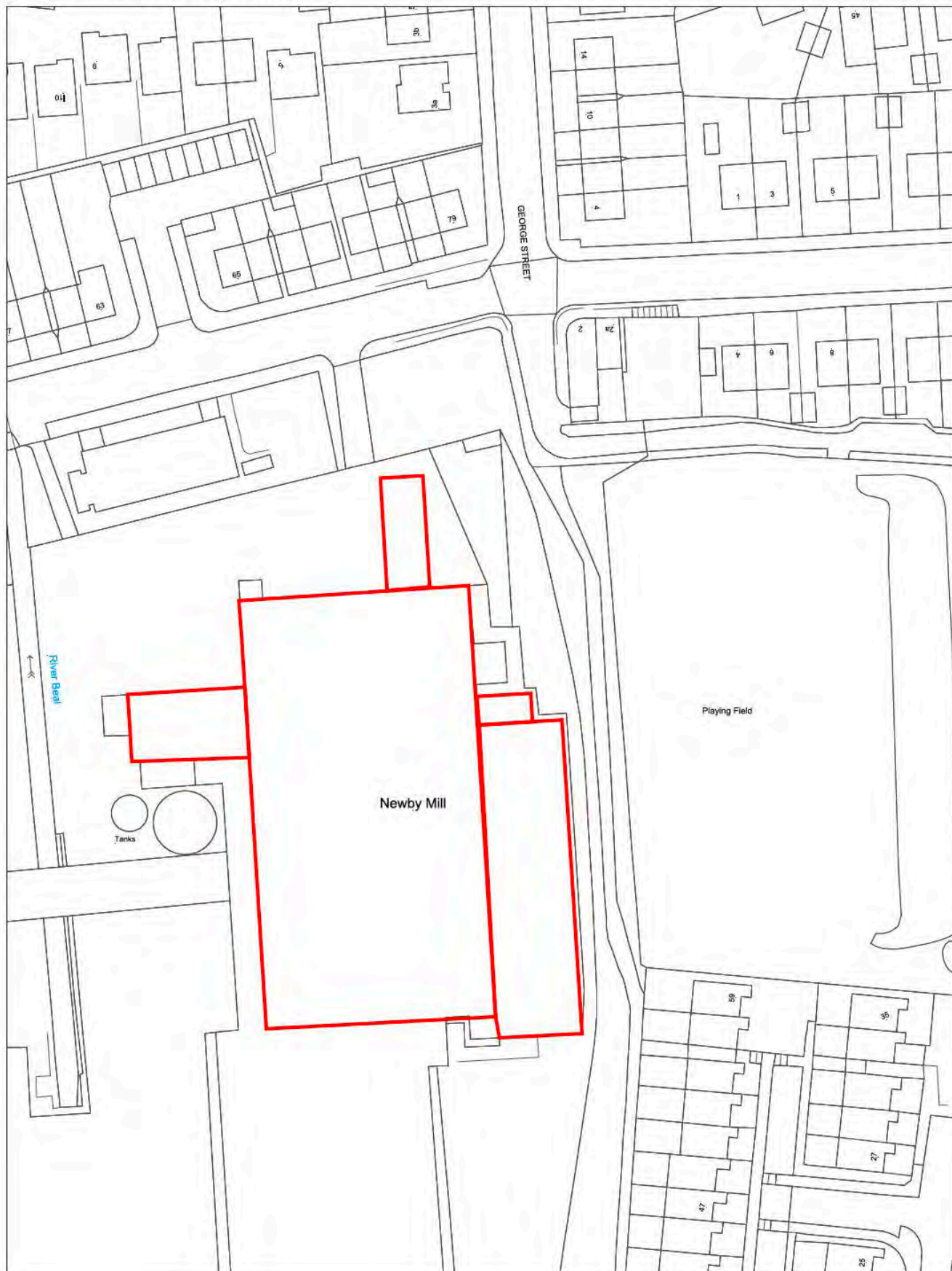
Strategy / Action Plan:

Elm Mill lies within Shaw and currently forms part of a Business Employment Area allocation. On this basis any proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle. However, the landowners have indicated that the occupiers of the building, along with those of Lily Mill No.1 & Lily Mill No.2, have now vacated leaving a large, vacant brownfield site within Shaw, with limited interest from potential commercial occupiers. It is considered that, subject to demonstrating compliance with established loss of employment land policies, the site would represent an appropriate location for new housing in principle.

Elm Mill has been identified as being of high landscape value and as part of a key mill cluster and, as such, there should be a clear presumption for the retention of the existing building. The landowner has indicated that the retention of this mill for housing would be challenging in policy, market, and viability terms. However, this would need to be robustly demonstrated as part of any future submission seeking the loss of the existing building. It is recommended that 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 value of the site.

The mill has been identified as forming part of a key mill cluster, however, following the original assessment there has been a resolution to the granting of planning permission for the redevelopment of the wider site, which includes the demolition of Elm and Lily Mills. This evidently represents a material change in circumstances that may impact on the group value of the identified mill cluster and should therefore be factored in by the Council in the drafting of a mill policy as part of the emerging Development Plan.

Elm Mill/ Newby Mill



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Fountain Mill



Physical Characteristics

Address: Stampstone Street, Oldham, OL1 3LJ

Orientation: North-east

Floor Plan Depth: approx. 19m

Floorspace Estimate: 3,360sqm

No. of floors: 3

No. Chimneys: 0



Description:

The site is currently vacant and in a rather dilapidated state. There is a large industrial building that is connected to the north-western elevation of the mill. Adelaide Mill is situated north-east of the site. The mill is surrounded by other industrial and commercial buildings and uses. The mill appears to have a very small amount of curtilage which is adjacent to the south-eastern elevation. The site is situated in the middle of a large industrial area.

Planning History:

PA/341561/18 - Demolition of an existing mill building, refurbishment of an existing circa 1960's industrial unit and new build to create 3no industrial units with access yards and car parking. Refused: 17th April 2019.

Fountain Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low.

Historical interest: 1821 cotton mill Associative value with Woodhouse & Potts for Gould & Cooper. Large part demolished and fire damaged. Remaining building part of original complex.

Architectural interest: Brick construction, Three storey height, 19 bays. Brick arched windows with stone keystones. Blocked ground floor openings. Surrounding buildings demolished. No tower or chimney.

Setting: The building lines the roadside and opposite Hartford Old Works which provides reference and group value.

Communal value: None.



Fountain Mill



Planning Policy

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

SHLAA 2020: SHA1644 (Discounted Site).

Other:



Affordable Housing Requirement:

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

Accessibility

Services: The site has good access to services due to the fact that it is close to Oldham Town Centre.

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 close proximity of the site.

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

Tram Stops: There are two tram stops that are accessible within 0.5 mile of the site (Derker and Oldham Mumps).

Overall, the site performs well in accessibility terms.



Fountain 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. There is a large area that is adjacent to the south-western elevation of the mill that is identified as being a high risk of surface water flooding, with other areas also identified as being at medium and low risk levels. The surrounding streets (Stampstone street and Gould Street) are both identified as being at high and medium risk of surface water flooding.

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

Other:

Summary:

Fountain Mill is located within an allocated 'Business and Employment Area' and is surrounded by various commercial and industrial uses. The site does not appear to currently be in active use. Despite this, due to the surrounding land uses, it is evident that there is no scope for the site to be used for residential purposes.

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

Fountain Mill



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 Oldham
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Gatehead Mill



Physical Characteristics

Address: Delph New Road, Delph, Oldham, OL3 5DB

Orientation: South

Floor Plan Depth: approx. 17m

Floorspace Estimate: 2,673sqm

No. of floors: 2

No. Chimneys: 0



Description:

The mill is part of a large industrial area. There are large industrial buildings to the north of the site and farmland to the east. Oakdale Mill is to the south with parking provisions and New Delph Road to the west of the site. The River Tame runs directly under the site.

Planning History:

PA/052970/07 - Erection of chimney.

Granted: 20th December 2010

PA/341836/18 - Part demolition of existing building, and the erection of a single storey workshop/storage unit, (Use B1, B2 & B8) with associated parking. Erection of a two storey office/welfare unit (Use Class B1) associated with existing concrete plant works. Erection of 2 no. additional cement silos and dry batch concrete batching plant.

Granted: 7th September 2018



Gatehead Mill



Heritage

Listed Status: Not listed.

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Within 100m of New Delph Conservation Area (which is north-west of the site).

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low. However, series of development and demolitions over time suggests archaeological potential.

Historical interest: Late 19th century woollen mill. Stone building dates to 1781 thought to be first cotton mill in Saddleworth. Associative value with John and James Buckley who also established a school for children employed at Gatehead Mill in 1786.

Architectural interest: Two storey brick construction large rectangular windows with concrete tops and multi ridge roofs. Also, early 20th century weaving shed with six roof ridges. two storey stone building.

Setting: Set back from roadside with woodland to rear. Commercial character with little sense of being a former mill.

Experience: Busy road and active site.

Communal value: None.



Gatehead Mill



Planning Policy

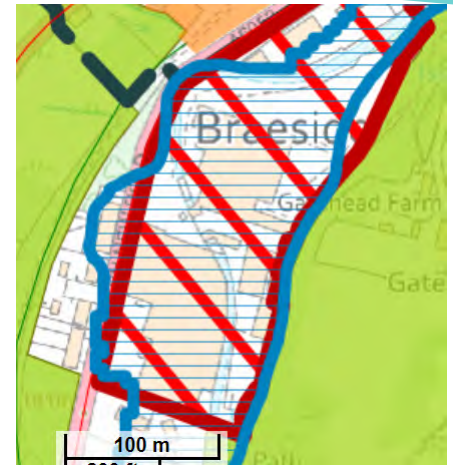
Current Designation: The site is situated within an area that is identified in the Local Plan as a Saddleworth Employment Area. The site is also adjacent to the Green Belt - which is to the east.

SHLAA 2020: SHA1647 (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 limited access to services due to its location. Some services are available in the central area of Delph (0.6 miles away) or the majority of services are available in the centre of Uppermill, however, it is 1.6 miles away.

Bus Services: There are bus services available which are in close proximity to the site, however they don't operate frequent services.

Rail Services: The closest train station is Greenfield, which is over 2 miles away.

Tram Stops: There are no tram stops in a reasonable distance - the closest one is over 4.5 miles away.

Overall, the site has a relatively poor level of transport accessibility, reflective of its rural location.

Gatehead Mill



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Poor

Housing Potential: High

Employment Potential: Low



Gatehead Mill



Other Planning Constraints

Trees: Directly adjacent to the site, to the east, is a blanket area of TPO's (ORN: 213651).

Ecology: The site is adjacent to a SBI and a priority habitat. There is also a potential that the site is a likely habitat for protected species.

Flood Risk: The majority of the site is situated in flood zone 3, putting it at the highest probability of fluvial flooding. This is due to the fact that the River Tame runs directly under the site. The majority of the site is situated in either very low or low risk areas of surface water flooding, however, there is a small proportion of the site to the west which is highlighted to be at medium to high risk of surface water flooding.

PRoW: Bridleway 19 SADD runs also the eastern edge of the site.

Summary:

Gatehead Mill is in active employment use and forms part of a designated Saddleworth Employment Area within the adopted Development Plan. It is expected that the site will be retained in employment use in line with the allocation and any proposals for the redevelopment / repurposing of the buildings for employment use should be deemed acceptable in principle. Whilst the site lies within a strong market area, it is not considered that Gatehead Mill offers potential for residential development in the context of the neighbouring employment uses. 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.

The site is identified as being of medium value in both heritage and landscape terms and, as such, any future proposals in relation to Gatehead Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Gatehead Mill



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Grape Mill



Physical Characteristics

Address: New Coin Street, Royton, Oldham, OL2 6JZ

Orientation: South-east

Floor Plan Depth: Lower floors: approx. 53m, Upper floors: approx. 42m

Floorspace Estimate: 28,109sqm

No. of floors: Due to the topography of the site it varies between 5 and 4

No. Chimneys: 0

Description:

There are two access points to the site, one off New Coin Street and the other off Holden Fold Lane. The access point of New Coin Street leads to the main parking area, which is on the north-eastern part of the site. There is further curtilage on the north/north-western part of the site, however only part of this area appears to be utilised for parking provision, and storage, with the remaining area appearing to be unused and is laid to grass. Vine Mill is to the north, with other industrial and commercial units and uses to the north-east. Delta Mill is to the east and The Oldham Academy North (High School) is to the south. There are various residential properties to the west of the site and Land End Mill is to the north-west of the site. The site appears to be occupied by various industrial and commercial businesses.

Planning History:

PA/340464/17 - Change of use from storage and distribution (Use class B8) to vehicle repairs incl. MOT bay (Use class B2). Granted: 19th September 2017



Grape Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: One reservoir now infilled. HER value low.

Historical interest: 1905 cotton mill. Associative value with TW Jenkins. Platts machinery, J Hargreaves & Sons engine. By the Grape Mill Co as the No.2 mill to vine Mill.

Architectural interest: Brick building of five storeys. Multi ridge roof. Large rectangular brick arch windows. Pilasters and restrained embellishments. Engine house north side. Sprinkler tower to north east corner with name to top and tall ornate tower south side.

Setting: Valley bottom location downhill from Vine Mill. Old farmhouse to west within green setting. Otherwise industrial in character.

Experience: Busy environment, active site with group value alongside Vine and Delta Mill.

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



Grape Mill



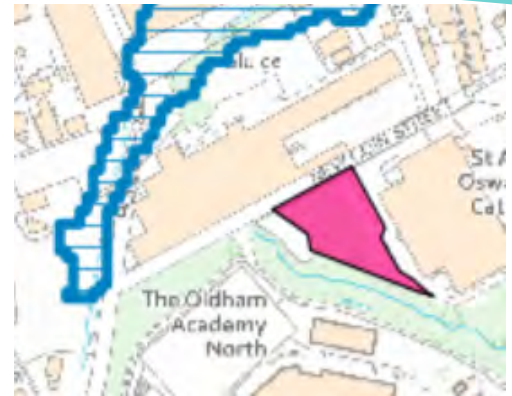
Planning Policy

Current Designation: The site is not designated.

SHLAA 2020: SHA1651 (Discounted Site).

Other:

Affordable Housing Requirement:



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

Accessibility

Services: The site has good access to a range of services.

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 miles from the site.

Tram Stops: There are no tram stops within close proximity of the site, the closest tram stop is approx. 1.9 miles from the site.

Overall, the site performs moderately in accessibility terms.



Grape Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Fair

Housing Potential: Low

Employment Potential: Medium

Grape Mill



Other Planning Constraints

Trees: There appears to be no specific 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 whole site is identified as being at low risk of surface water flooding.

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

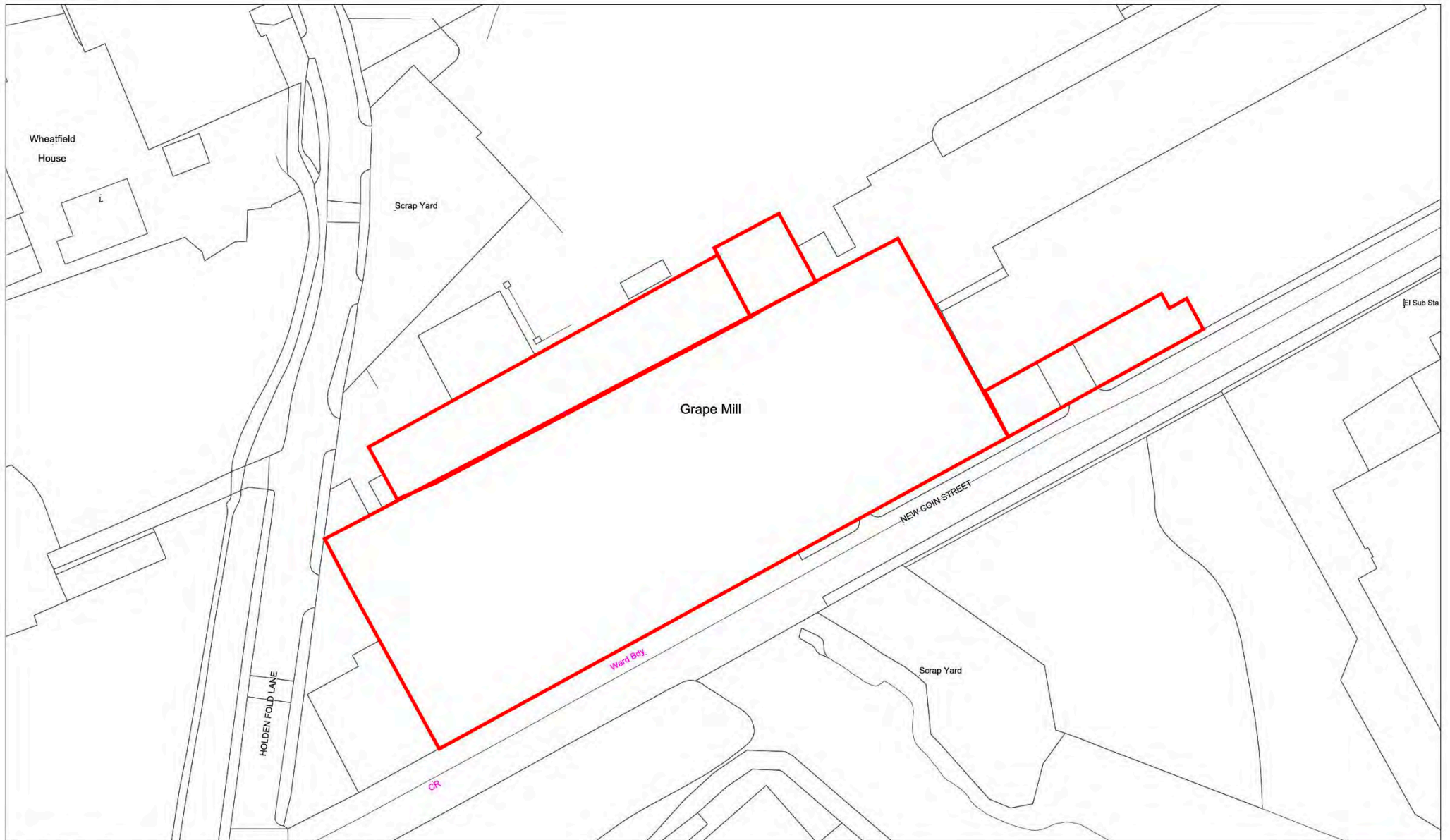
Other:

Summary:

Grape Mill is not designated for any specific land use purpose within the adopted Development Plan but is currently in employment use and lies to the southern edge of an established industrial / trading estate. The mill has an established use that is appropriate having regard to its wider industrial / trading estate setting. However, should the existing employment use cease, the site may be suitable for new housing development in view of its location to the southern edge of the existing employment area, subject to compliance with loss of employment land policies and achieving suitable levels of residential amenity for future occupants. Although future residential conversion may be challenging on viability grounds.

The site has been identified as medium value in both landscape and heritage terms and, as such, any future planning applications in relation to Grape Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Grape Mill



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Greenfield Mills



Physical Characteristics

Address: Holmfirth Road, Greenfield, Oldham, OL3 7NB

Orientation: North

Floor Plan Depth: N/A

Floorspace Estimate: 9,240 sqm

No. of floors: Majority of Mill buildings are 1/2 storey, with one larger block on the site having 3 floors.

No. Chimneys: 0

Description:

Existing hardstanding throughout the site. Numerous buildings on the site, with large area of space on the western side of the site. The site is in a rural area and is surrounded by open countryside. The site is currently vacant and has been for over 20 years.



Planning History:

PA/026881/90 - Extension to existing machine shop. Granted 18th Jan 1991.



Greenfield Mills



Heritage

Listed Status: Not listed

Conservation Area: Not situated in a Conservation Area

Proximity to Conservation Area: Within 100m of Hey Top Conservation Area.

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low, however, on site of possible early water powered mill.

Historical interest: Early origins of a woollen mill on this site mid-19th century. Current buildings 19th century cotton mill, became paper mill in 1929.

Architectural interest: Late 19th century two and three storey stone buildings with multi ridge roofs, multi-phase. Weaving shed, various buildings.

Setting: Millponds to east and south east, sluice to south east, reservoir to east. Valley bottom location viewed from surrounding approaches/landscape. Row of terraced workers houses on hill above.

Experience: Tranquil location adjacent to popular walking area of Dove Reservoir. Derelict appearance with limited access.

Communal value: Association with former use. Derelict site has adverse visual impact or characteristic.



Greenfield Mills



Planning Policy

Current Designation: Identified as a Major Developed Site in the Green Belt

SHLAA 2020: Not identified



Other: The site is identified as being part of Policy JP Allocation 15: Chew Brook Vale (Robert Fletchers) in The Places for Everyone Joint Development Plan Document (2021).

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 poor access to the majority of services. Although, the site has adequate access to educational services with the nearest primary school being 0.6 miles away, and the nearest secondary school 2.6 miles away.

Bus Services: The site has access to a few bus services, the majority of which are situated on Chew Valley Road approx. 0.6 miles away. Although the frequency of those services are limited.

Rail Services: Greenfield Station is 1.4 miles.

Tram Stops: No tram stops within a reasonable distance.

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

Greenfield Mills



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: Building is vacant, therefore it may be possible to apply VBC.

Condition: Poor

Housing Potential: High

Employment Potential: Low

Greenfield Mills



Other Planning Constraints

Trees: Mature trees located around the periphery of the site, but there does not appear to be any directly adjacent to the mill buildings. There appears to be no TPO's on the site.

Ecology: Given the characteristics of the site, it is likely that the site is a habitat for protected species. There is also a priority habitat on the site and the site is situated within 150m of the Peak District National Park. The site is also within 950m of Dark Peak Moor which is a SBI (Site of Biological Importance) and a SSSI (Site of Special Scientific Interest). The same area is also classified as the South Pennine Moors SAC (Special Area of Conservation - SAC EU Code: UK0030280) and SPA (Special Protection Area - UK9007021).

Flood Risk: The majority of the site is situated in Flood Zone 1, although there are areas which are identified as being in Flood Zone 3.

PRoW: Footpath 266 is situated to the south-west of the site.

Other: Access also seems to be a constraint with the access roads being rather narrow and whether they would be able to facilitate a significant increase in traffic flows would need to be investigated further.

Summary:

Greenfield Mills are identified as a major developed site that is situated in the Green Belt. The site has been vacant since circa 2001 and subsequently some of the building on site have deteriorated. The site has relatively poor accessibility to services, due to its rural location.

Nonetheless, Greenfield Mills forms part of a draft mixed-use allocation within The Places for Everyone Joint Development Plan Document (2021) which will deliver new residential development as well as a range of commercial, leisure and retail facilities. It is considered that the original built elements of the mills should be retained and converted for an appropriate range of uses as part of the development of the wider allocated site. Any future applications should be accompanied by a Heritage Statement to provide clear justification for the approach adopted and should also consider how social significance of the mills could be incorporated into the scheme. A building recording should also be undertaken for any elements to be lost.

Greenfield Mills has been identified as being of medium value in both landscape and heritage terms, as such, any future planning applications in relation to Greenfield Mills should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.



Greenfield Mills



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Haybottoms Mill



Physical Characteristics

Address: Oak View Road, Greenfield, Oldham, OL3 7EP

Orientation: South-east

Floor Plan Depth: 33m

Floorspace Estimate: 2,765 sqm

No. of floors: 2

No. Chimneys: 0

Description:

Sat in a large amount of curtilage, with multiple modern additions to the site, that are situated to the north, south and west of the original mill. Residential areas to the north-east, south-east and south-west of the site. The Green Belt is situated to the north-west of the site.



Planning History:

PA/330781/11 - Erection of extension to provide warehouse accommodation at ground floor and a first floor manufacturing area following partial demolition of existing building.
Granted 4th October 2011

Haybottoms Mill



Heritage

Listed Status: Not listed

Conservation Area: Not situated in a Conservation Area

Proximity to Conservation Area: Ladhill Lane Conservation Area is adjacent to the site both to the north-east and south-east.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value LOW however, on site of possible earlier mill.

Historical interest: Mid 19th century, marked as bleech works on historic plans.

Architectural interest: Brick built two storey in height with gable ends facing towards entrance. Roofs replaced with metal sheeting.

Setting: Rural setting adjacent to housing. Seen in views from road.

Experience: Small scale industrial buildings set back from roadside, low activity.

Communal value: None.

Haybottoms Mill



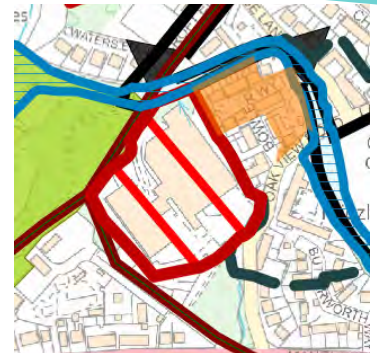
Planning Policy

Current Designation: Saddleworth Employment Area

SHLAA 2020: SHA1864 (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, due to it being situated near to the main services that are available in Greenfield.

Bus Services: The site is in close proximity (0.1 mile) to bus stops along Manchester Road and bus stops on Chew Valley Road/ A669 (0.2 miles). There are a small range of routes available, however, there are only a few regular services that appear to be in operation.

Rail Services: Greenfield station is 0.6 miles away (approx. 12 min walk)

Tram Stops: No tram stops within a reasonable distance.

Overall, the site performs relatively well in accessibility terms.



Haybottoms Mill



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Good

Housing Potential: High

Employment Potential: Medium

Haybottoms Mill



Other Planning Constraints

Trees: Towards the eastern area of the site there appears to be a few trees with TPOs and a large TPO area to the east of the mill.

Ecology: The site is directly adjacent to the Green Belt, which is located north-west of the site. North of the site is the Manchester Road green corridor. The site is also likely to be a suitable habitat for protected species.

Flood Risk: The majority of the site is situated within Flood Zone 1, with a small area of the site in Flood Zone 3. The southern area of the site appears to be at high risk of surface water flooding.

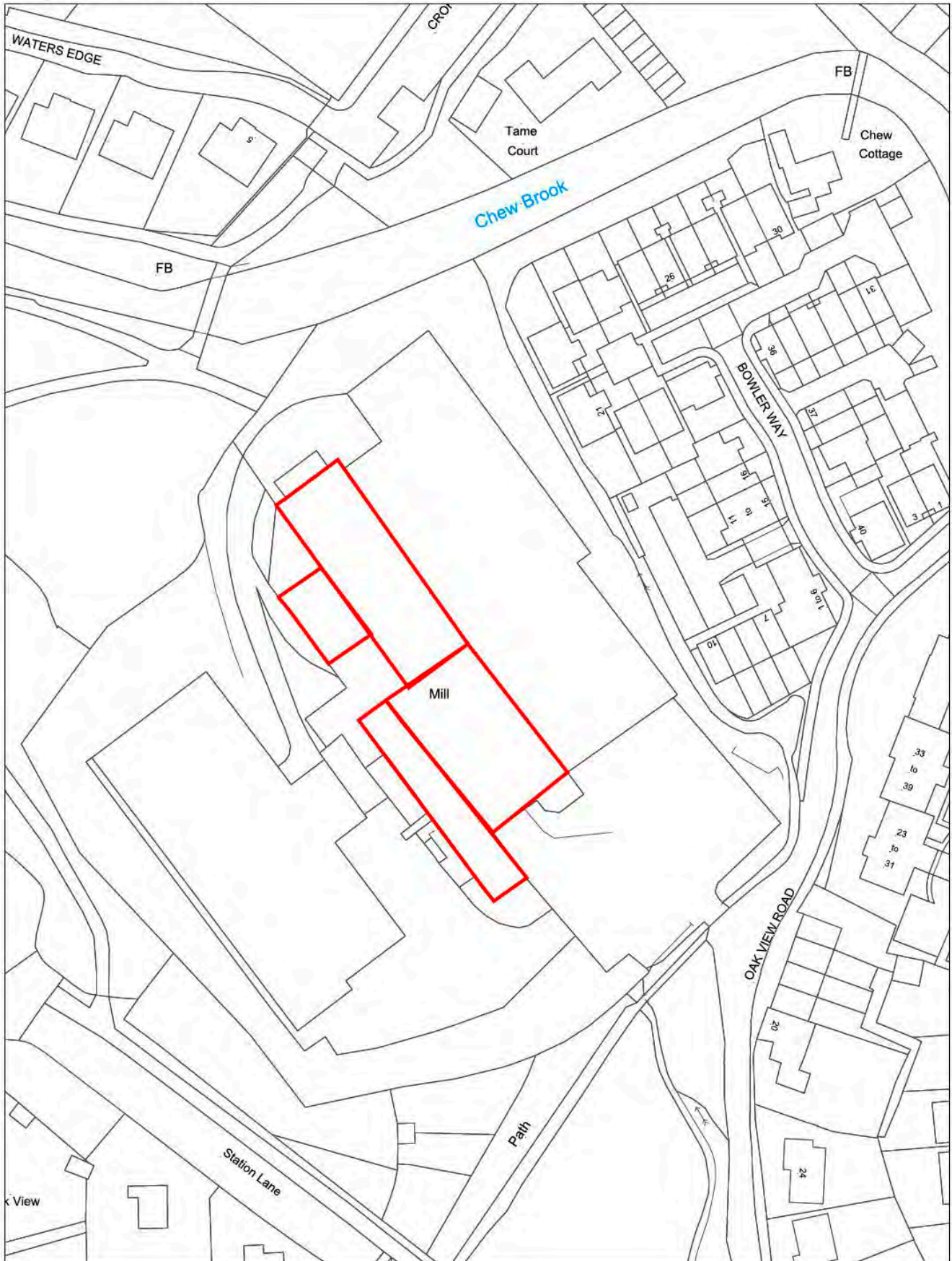
PRoW: Bridleway SADD 284 is situated near to the western boundary of the site.

Summary:

Haybottoms Mill forms part of a designated Saddleworth Employment Area within the adopted Development Plan. The site is in active employment use and it is therefore expected that the site will be retained in such use in the short to medium term in line with the allocation. However, the site lies within an established residential area in a relatively accessible location within the settlement of Greenfield. The site also performs well in terms of viability being located within Value Area 2 and, subject to demonstrating compliance with loss of employment land policy requirements, may therefore be suitable for new residential development in the longer term.

Haybottoms Mill has been identified as being of medium value in heritage and landscape terms and, as such, any future proposals in relation to the site should be assessed in line with the recommended policy approach for MEDIUM PRIORITY mills.

Haybottoms Mill



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Oldham Council
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 West Street
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Oldham
 Council

Jubilee Mill (Fulling)



Physical Characteristics

Address: Off Milnrow Road, Shaw, Oldham, OL2 8BX

Orientation: West

Floor Plan Depth: Northern Block - approx. 16m
Southern Block - approx. 22m

Floorspace Estimate: 3,043sqm

No. of floors: 1 & 2

No. Chimneys: 1



Description:

The site is situated in a rural area. To the north is farmland and to the east is a reservoir, which is adjacent to the mill building. To the south are other buildings that would have made up the colliery complex. To the west is the tram line and Milnrow Road. Due to the site being vacant the remaining buildings are in a poor condition. Both Oakfield and Jubilee House both appear to have already been converted into residential properties.

Planning History:

PA/342885/19 - 1) Demolition of existing mill 2) Proposed residential development of 11 dwellings
3) Associated works. Refused: 3rd September 2021.



Jubilee Mill (Fulling)



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): 1

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low originally a water powered mill site although date unknown.

Historical interest: Marked on the 1896 OS plan and thought to have been a water powered spinning mill.

Architectural interest: Two storey stone-built mill of 12 bays with single storey addition to front. Rectangular windows with stone lintels and cills. Two later stone buildings, circular brick chimney. Managers house and row of terraced cottages.

Setting: The site is difficult to access and not seen from the main road, except for the circular chimney which suggests a mill site.

Experience: Limited experience or access.

Communal value: Possible associations with former use but limited.



Jubilee Mill (Fulling)



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: The building is understood to be largely vacant. Therefore, VBC could potentially be applied.

Condition: Very Bad

Housing Potential: Low

Employment Potential: Medium

Jubilee Mill (Fulling)



Other Planning Constraints

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

Ecology: The site is adjacent to a priority habitat and is also likely to be a habitat for protected species.

Flood Risk: The Mill is situated in Flood Zone 1.

PRoW: Footpath 33 CROMP is located to the south and runs through the southern part of the colliery complex.

Other: A major constraint with this site is access. The current vehicular access is comprised of a track which runs through the colliery complex to the south. The current access point is off Milnrow Road as the main road crosses over the tram line. The current access point is located in a relatively dangerous position, because there is a lack of visibility splays in particular as vehicles are exiting the access road and joining Milnrow Road.

Furthermore, the access road at the moment only appears to be wide enough to accommodate a singular vehicle. If the site was to be development, the number of vehicles using the access would subsequently increase, therefore, the access road would also need to be widened or measures will need to be put in place to overcome this constraint.

Additional Comments:

Jubilee House and Oakfield appear to have already been converted into residential dwellings.

Jubilee Mill (Fulling)



Summary:

Jubilee Mill is situated within the Green Belt and currently lies vacant with the remaining mill buildings in a dilapidated state. A recent planning application for demolition of the existing mill buildings to enable the erection of 11 No. dwellings, which was refused on 4th September 2021 on highway grounds. The site and associated buildings are in poor condition may therefore be suitable for residential development subject to compliance with Green Belt policy requirements. There should be a general presumption for the retention of the key elements of the existing mill buildings, however, given the current condition of the building it is worth acknowledging that this may not be possible and would result in significant development costs if the mill buildings were retained versus demolishing them and redeveloping the site completely.

Any future applications should be accompanied by a Heritage Statement to provide clear justification for the approach adopted and should also consider how social significance of the mills could be incorporated into the scheme. A building recording should also be undertaken for any elements to be lost.

Jubilee Mill has been identified as being of medium value in both landscape and heritage terms, as such, any future planning applications in relation to Jubilee Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Jubilee Mill (Fulling)



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Oldham
Council

Jubilee Mill



Physical Characteristics

Address: Brideoake Street, Waterhead, Oldham, OL4 2HA

Orientation: North-east

Floor Plan Depth: approx. 13m

Floorspace Estimate: 1,445sqm

No. of floors: 3

No. Chimneys: 0



Description:

The site has a reasonable amount of curtilage, which is situated to the north-east of the main mill block. There are three access points to the site, one off Brideoake Street, one from Hague Street and the other from Heywood Street. The site is currently vacant, and as a result, the site is in a fairly poor condition. There is a war memorial adjacent to the north-western boundary of the site, where Heywood Street, Brideoake Street and Huddersfield Road join. North-east of the site are a number of residential properties that front either Brideoake Street or Huddersfield Road (A62). To the east/south-east are a number of small industrial units and uses. There is an area of open space to the south-west of the site as well as some residential properties. Anchor - Spring Hill Court (a retirement housing scheme) is situated to the west of the site.

Planning History:

PA/058454/10 - Erection of 2 no. industrial units following demolition of existing mill buildings.
Granted (subject to legal agreement): 14th March 2011.

Jubilee Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium, demolished complex undeveloped.

Historical interest: 1848 cotton mill known as Hague Street Mill. Engine Wood Bros. Huge stone blocks on ground to north gable, possible site of former engine house.

Architectural interest: Brick construction with timber internal structure. Three storeys. Small square chimney attached to north gable. Slate roof. Small rectangular brick arch windows.

Setting: Hill top position at corner of two roads. Prominent in views on approach. Seen in context of church spire to south.

Experience: Derelict building having adverse effect on local character and appearance. Potential to stimulate local regeneration.

Communal value: Association with former use. Site in poor condition.



Jubilee Mill



Planning Policy

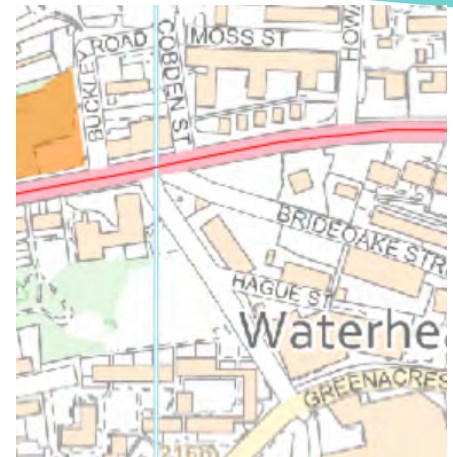
Current Designation: Not designated.

SHLAA 2020: SHA0833. The site is identified as a potential site. The site is adjacent to another potential housing site (ref: SHA2058).

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. Although, the majority of services are around 1 mile away.

Bus Services: The site has relatively good 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 1.4 mile away.

Overall, the site performs moderately in accessibility terms.

Jubilee Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: The building is vacant and there may be scope to apply VBC.

Condition: Poor

Housing Potential: Medium

Employment Potential: Low

Jubilee Mill



Other Planning Constraints

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

Ecology: There is a priority habitat on the opposite side of Heywood Street - within 20m. The site is also a potential habitat for protected species.

Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. All of the site is identified as being at very low risk of surface water flooding - although, Brideoake Street (which runs along the north-eastern boundary of the site) is identified as being at high and medium risk of surface water flooding.

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

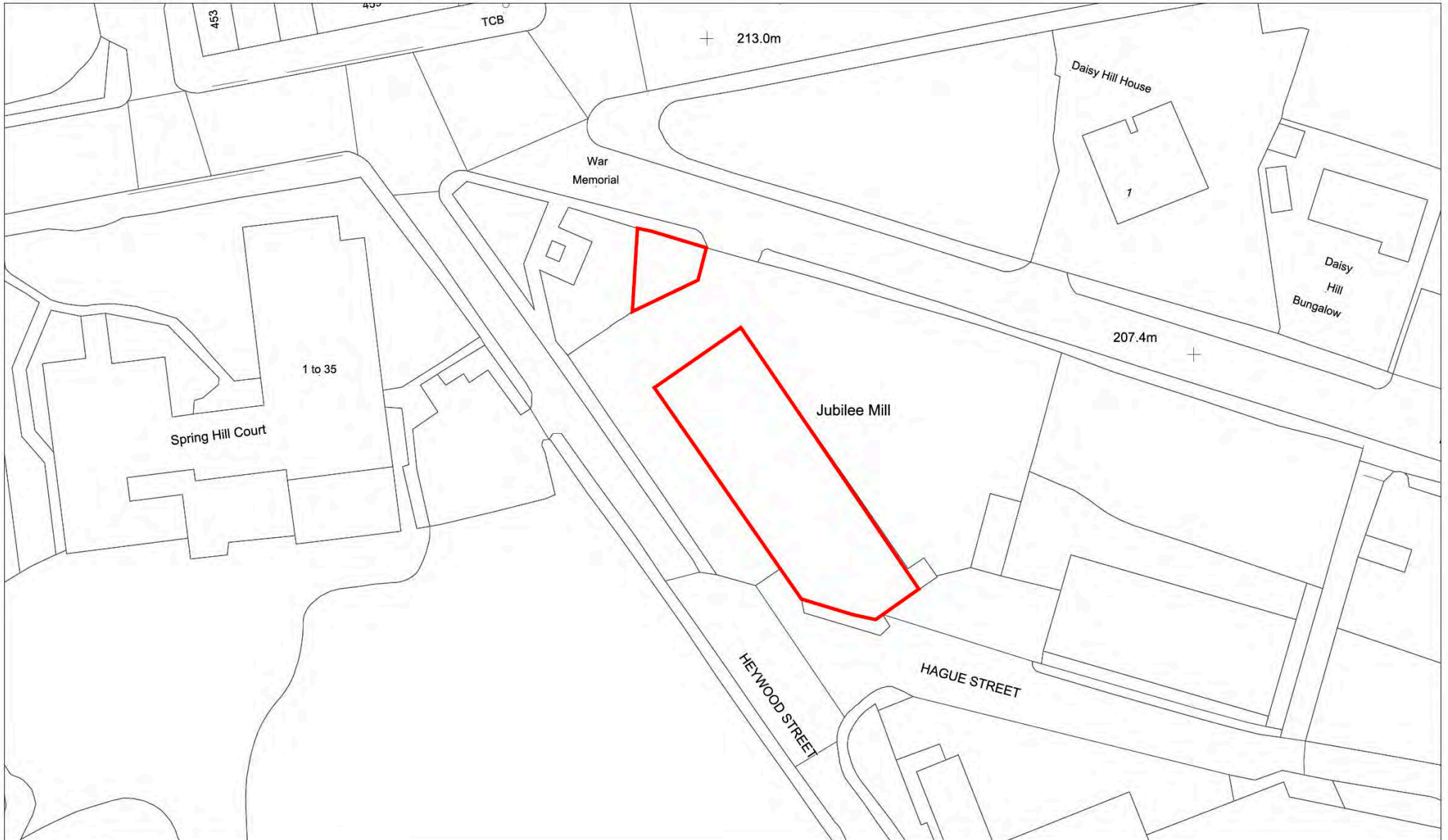
Summary:

Jubilee Mill is not subject to any specific land use or environmental designations within the adopted Development Plan and is therefore deemed to be white land. The site is currently vacant.

The site comprises of previously developed land in a reasonably accessible location within the main urban area. The surrounding land use is predominantly residential with exception of a number of small industrial units to the east. It is considered that the site would be suitable for residential use in principle, with a general presumption for the retention of the existing mill building.

The site has been identified as being of medium value in landscape and heritage terms. Any future redevelopment should therefore seek to retain the key elements of the existing mill buildings as far as possible, with a detailed Heritage Statement required to accompany any future application to justify the approach adopted, with detailed building recording of any elements to be lost. Any future planning applications in relation to Jubilee Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Jubilee Mill



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 West Street
 Oldham
 OL1 1UT



Knarr Mill



Physical Characteristics

Address: Oldham Road, Delph, Oldham, OL3 5RQ.

Orientation: South

Floor Plan Depth: Eastern Block: approx. 14m, Western Block: approx. 19m

Floorspace Estimate: 3,282sqm

No. of floors: 3

No. Chimneys: 0



Description:

The site is nestled within a valley and enclosed somewhat on three sides (north, east and west). Oldham Road loops around the site but is higher up the hillside. The site is surrounded on all sides by countryside. There is a large amount of curtilage with hardstanding around the mill buildings, which provides parking provision both to the north and south of the mills.

Planning History:

No relevant planning history.

Knarr Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Not 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. Site of 18th century mill, possible power system features.

Historical interest: Marked on map as woollen mill. Spinning mill early to mid-19th century. Knarr Mill was a woollen mill from its inception in 1791, but for a short time from around 1824 to 1840 cotton spinning was carried out here by Ralph Thornley. Engine from Victor Coates of Belfast 1901 to replace a beam engine and waterwheel.

Architectural interest: Spinning mill is early to mid-19th century and stone built with timber internal structure. Rectangular windows with stone lintels and cills. 20th century addition to front which detracts from architectural value of original mill.

Setting: Adjacent to fast flowing stream. Set within steep valley around which the road climbs and affords visibility down to the mill from above, although not prominent/clear in that view.

Experience: The site is nestled in the valley and only really visible on closer proximity.

Communal value: In active use but limited communal value.



Knarr Mill



Planning Policy

Current Designation: The site is identified as being in the Green Belt.

SHLAA 2020: SHA1671 (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 poor level of access to services. Some services are available in Delph however, it is over 1 mile away, with other services available in Uppermill which is nearly 2 miles away.

Bus Services: There are bus stops in fairly close proximity to the site on Oldham Road (A62), however, only a couple of services operate that route. As a result, there are no frequent bus services or various routes available.

Rail Services: The closest train station is Greenfield, which is 2.1 miles away.

Tram Stops: There are no tram stops within reasonable distance from the site.

The transport accessibility is relatively poor, largely limited to infrequent bus services.

Knarr Mill



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Good

Housing Potential: High

Employment Potential: Low



Knarr Mill



Other Planning Constraints

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

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

Flood Risk: The site is located in flood zone 1, which indicates it is at the lowest probability of flooding from fluvial sources. The site varies in its degree of risk of flooding from surface water. The majority of the site is identified to be at high and medium risk, with other areas (to the north and the south-east) identified as being at low risk.

PRoW: Footpath 183 SADD runs along the access road to the mills from Oldham Road, and goes through the site and loops around the south and western side mill buildings.

Other:

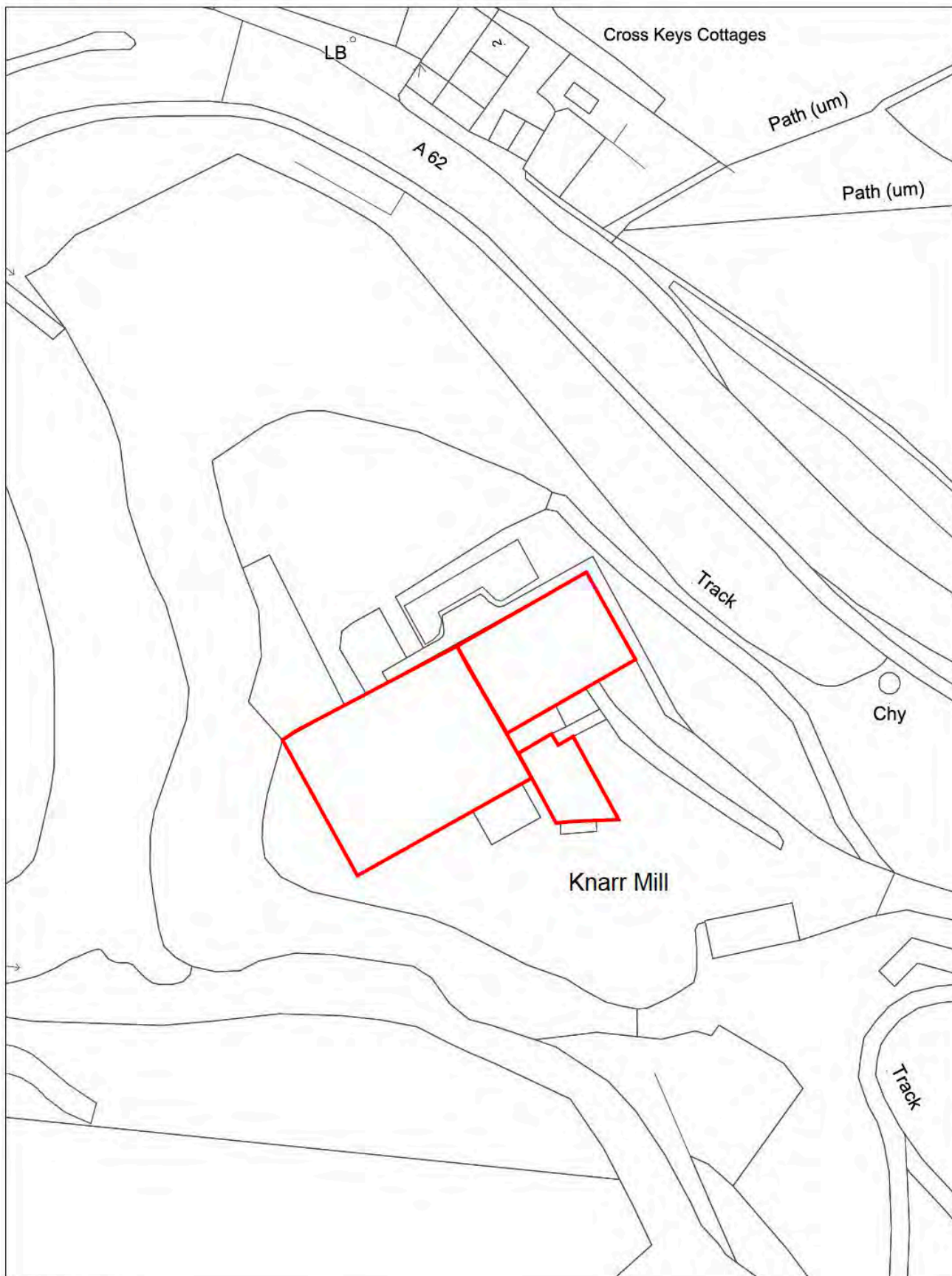
Summary:

Knarr Mill lies within the Green Belt and is currently in active employment use and it is therefore expected that this use will be retained in the short to medium term.

However, the site performs well in terms of viability being located within Value Area 2 and may offer scope for future residential development subject to demonstrating compliance with established Green Belt policy requirements. It is considered that a conversion scheme could be delivered, although given the configuration of the building, this could involve a townhouse type scheme rather than the provision of apartments.

The site was assessed as being of medium value in both landscape and heritage terms and any future scheme should seek to retain the key elements of the original mill buildings with a detailed Heritage Statement required to justify the approach adopted, with a detailed building recording also deemed appropriate. Any future proposals in relation to Knarr Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Knarr Mill



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Oldham
Council

Lilac Mill



Physical Characteristics

Address: Beal Lane, Shaw, OL2 8PJ

Orientation: West

Floor Plan Depth: approx. 42m

Floorspace Estimate: 40,776sqm

No. of floors: 5

No. Chimneys: 0



Description:

The mill is part of a very large industrial site. Briar Mill is connected to Lilac Mill (via a link bridge) and is situated to the north-west. There are various other industrial/commercial buildings that are attached to Lilac Mill, most notably two large buildings to the north-east and south of Lilac Mill. The Metrolink tram line runs along the western boundary of the site. Due to Lilac Mill being part of a conglomeration of large buildings, the curtilage appears to be shared, due to the area being one large industrial/commercial site. The area to the west of Lilac Mill appears to be used as a service area due to there being multiple loading bays situated on the western elevation of the mill which is utilised by the large-scale distribution company that occupies the site.

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.

PA/054325/07 - Phase 1 - Erection of a multi-storey (3 levels) car park to provide 352 parking spaces plus 10 visitor and 2 disabled spaces. Phase 2 - Erection of a high bay warehouse linked to the existing Mill with a 2 storey link structure. Phase 3 - Erection of a smaller high bay warehouse linked to phase 2 to provide further storage/ capacity. Refused: 6th March 2008

PA/058754/10 - Erection of 1no. BDC picking warehouse and link buildings with associated car parking, landscaping, security and acoustic fencing and extended security lodge. Granted (subject to legal agreement): 17th March 2011.



Lilac 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: 1918 cotton mill by Lilac Mill Co. Associative value with PS Stott. Platts machinery. Buckley & Taylor engine.

Architectural interest: Brick construction. Steel internal structure, five storeys. Tall, rectangular windows closely spaced. Tower to north-west corner. Large engine house to east side, large boiler house and weaving shed.

Setting: Good relationship with terraced housing surrounding. Set on edge of settlement with views of Lilac 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.



Lilac Mill



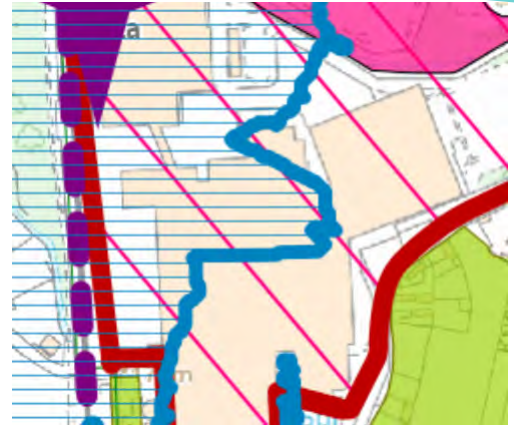
Planning Policy

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

SHLAA 2020: SHA1674 (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 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 within 100m of the site, as the Metrolink line runs along the western boundary of the site.

Overall, the site performs very well in accessibility terms.



Lilac 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

Lilac Mill



Other Planning Constraints

Trees: There are a number of TPOs and a TPO area in close proximity to the site to the north-east.

Ecology: Shaw Side SBI is approx. 220m south-west of the site. The site could also be a potential habitat for protected species.

Flood Risk: The northern and western parts of the site are situated in flood zone 2, the rest of the site is situated in flood zone 1. The entire site varies in the risk level of surface water flooding from high to very low. The area to the western elevation of Lilac Mill is identified as being at high and medium risk of surface water flooding. The rest of that area is identified as being at low risk. There are only small areas of the site around the mill that are identified as being at very low risk of surface water flooding.

PRoW: Footpath 109 OLDH is to the east of the site with Footpath 110 OLDH running along the south-western edge of the site.

Summary:

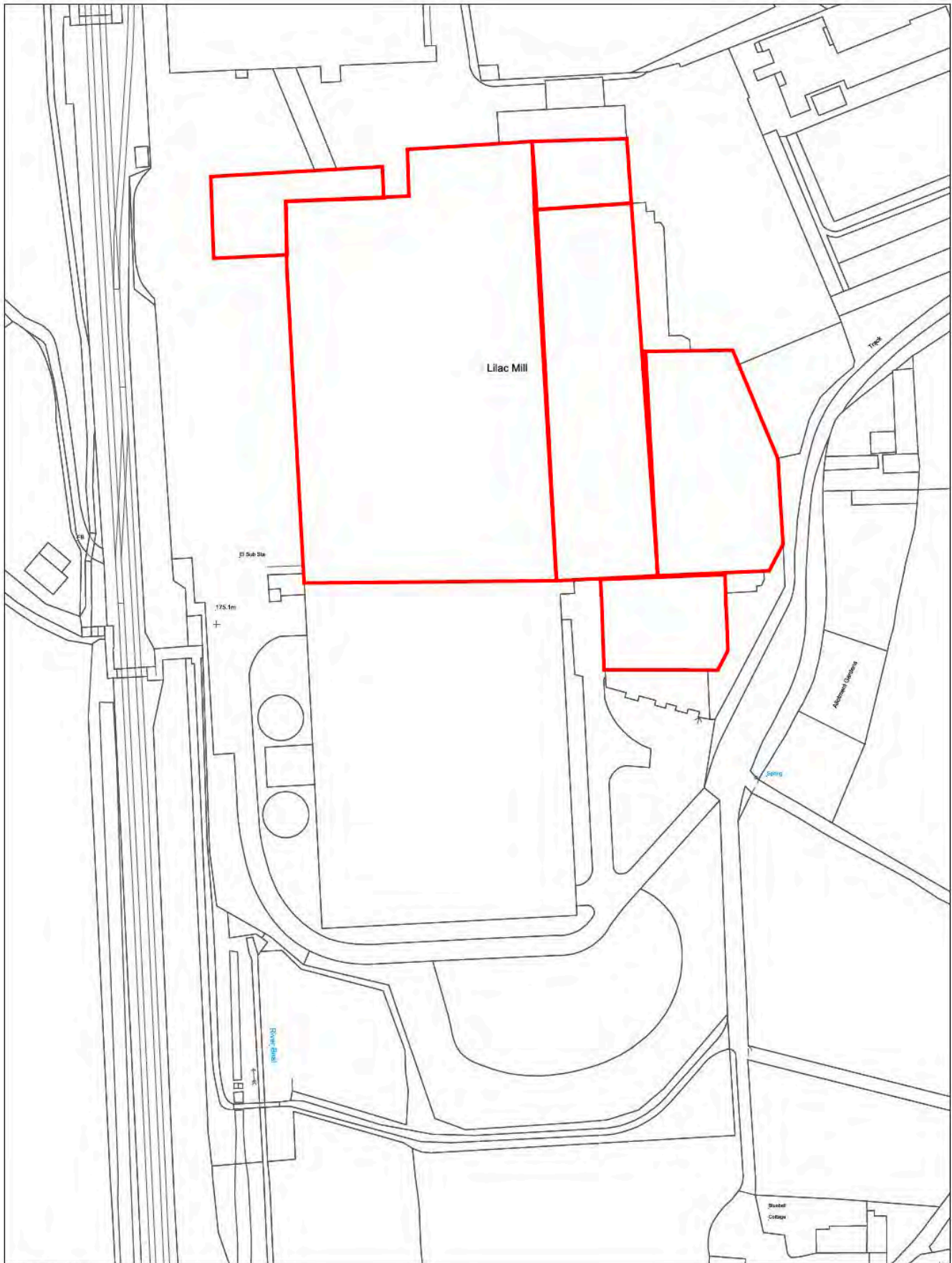
Lilac Mill is currently in active employment use and is located within a designated 'Business Employment Area'. The site is surrounded by other employment uses (commercial / storage and distribution) and due to the surrounding land uses, it is evident that there is no scope for the site to be used for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

It is therefore wholly apparent that the most appropriate land use for Lilac 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 the group value of neighbouring mills) and medium value in heritage terms. However, Lilac Mill has been identified as part of an important cluster of mills and as such, there should be a clear presumption in favour of the retention of the 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 value of the site.



Lilac Mill



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Lily Mills



Physical Characteristics

Address: Linney Lane, Shaw, OL2 8HB

Orientation: North

Floor Plan Depth: No.1: Upper floors - approx. 42m, Lower floors: approx. 51m. No.2: Upper floors - approx. 42m, Lower floors - approx. 72m

Floorspace Estimate: No.1 - 24,376sqm, No.2 - 21,884sqm

No. of floors: No.1 has 6, No.2 has 5

No. Chimneys: 0

Description:

The mill buildings are part of a conglomeration of various other large industrial buildings including Elm Mill and are situated in the centre of a large industrial/commercial site. Both mill buildings are attached to each other via a modern link bridge. Mill No.1 is also connected to a large industrial building (distribution centre) which is situated to the south of Lily Mill. There is a large industrial building to the north of the mill buildings and Elm Mill is to the north-west. The River Beal is directly adjacent to the east of Mill No.1. There are residential properties situated to the east/south-east of the site. The Metrolink line runs along the western boundary of the site. Due to Lily Mills being part of a conglomeration of large buildings, the curtilage appears to be shared, due to the area being one large industrial/commercial site.

Planning History:

OUT/345898/20 - Outline planning permission (with all matters reserved except for access) is sought for: 'Residential development (use class C3) together with new publicly accessible open space; landscaping; de-culverting of the River Beal, surface water drainage infrastructure, car parking and other necessary works with access from Linney Lane and Beal Lane following the demolition of existing buildings and structures'. Ongoing.



Lily Mills



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium.

Historical interest: Cotton mill. Associative value with G Stott. Mill No.1 Platts machinery, Bukley & Taylor engine. Mill No.2 George Saxon 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.

Setting: Commercial setting behind other commercial buildings.

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.



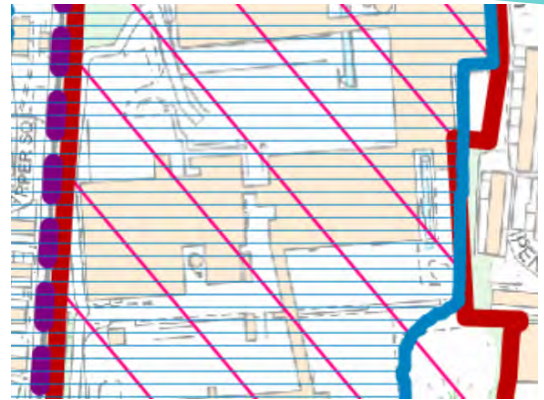
Lily Mills



Planning Policy

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

SHLAA 2020: SHA2131. 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 good access to services, due to the site being in close proximity 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 approx. 0.2 mile from the site.

Overall, the site performs very well in accessibility terms.



Lily Mills



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: It is understood that the buildings are largely vacant, and as such, VBC could potentially be applied.

Condition: Good

Housing Potential: Low

Employment Potential: High



Lily Mills



Other Planning Constraints

Trees: There are no Tree Preservation Orders either on or adjacent to the site.

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

Flood Risk: The River Beal runs from the north of Mill No.1 under a culvert and comes out directly adjacent to the eastern elevation of Mill No.1. Subsequently, all of Mill No.1 and most of Mill No.2 are situated in flood zone 3. Although, some the parts of Mill No.2 is situated in flood zone 2.

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

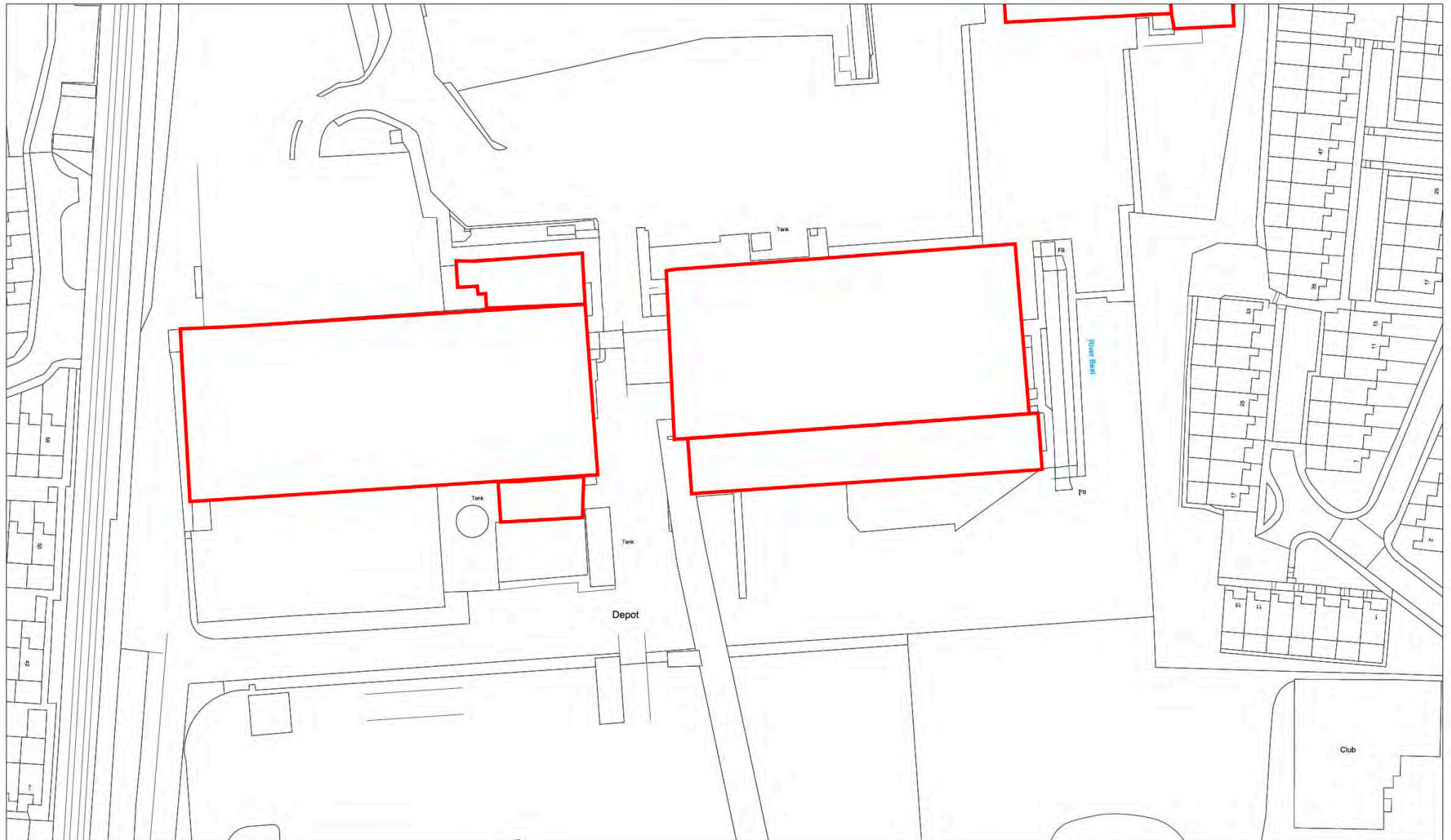
Summary:

Lily Mills lie within Shaw and currently form part of a Business Employment Area allocation. On this basis any proposals that come forward for the refurbishment / repurposing of the building for employment use should be viewed as being acceptable in principle. However, the landowners have indicated that the occupiers of the building, along with those of Elm Mill, have now vacated leaving a large, vacant brownfield site within Shaw, with limited interest from potential commercial occupiers. It is considered that, subject to demonstrating compliance with established loss of employment land policies, the site would represent an appropriate location for new housing in principle.

Lily Mills have been identified as being of high landscape value and as part of a key mill cluster and, as such, there should be a clear presumption for the retention of the existing building. The landowner has indicated that the retention of this mill for housing would be challenging in policy, market, and viability terms. However, this would need to be robustly demonstrated as part of any future submission seeking the loss of the existing building. It is recommended that 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 value of the site.

The mill has been identified as forming part of a key mill cluster, however, following the original assessment there has been a resolution to the granting of planning permission for the redevelopment of the wider site, which includes the demolition of Elm and Lily Mills. This evidently represents a material change in circumstances that may impact on the group value of the identified mill cluster and should therefore be factored in by the Council in the drafting of a mill policy as part of the emerging Development Plan.

Lily Mills



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Lumb Mill



Physical Characteristics

Address: Huddersfield Road, Delph, Oldham, OL3 5DF

Orientation: South

Floor Plan Depth: Northern Block: approx. 17m, Southern Block: approx. 11m

Floorspace Estimate: 3,863sqm

No. of floors: 3

No. Chimneys: 0



Description:

The two mill buildings are part of a conglomeration of other industrial buildings and is part of Saddleworth Business Centre. To the north and east of the site is a recently built residential estate. There are other industrial buildings to the south beyond which is the Old Bell Inn - a Grade II listed building. The River Tame is to the west of the site with other commercial and industrial buildings on the opposite side of the river.

Planning History:

CL/342057/18 - Certificate of lawfulness for use class B1
Granted: 4th September 2018



Lumb Mill



Heritage

Listed Status: Not listed, although the site is adjacent to two listed buildings - The Old Bell Inn and Bell House.

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: The site is within 100m of Delph Conservation Area - which is north-west of the site. The Saddleworth Business Centre, which the two mill buildings are part of, is also adjacent to New Delph Conservation Area - which is to the south, within 40m of the mill buildings.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value low however site of earlier mill, although significantly redeveloped.

Historical interest: 1794 woollen mill used for cotton 1804-10 by Joseph Lawton.

Architectural interest: Brick construction, three storey, sprinkler tower attached. Various other buildings date to 19th century. Modern houses surrounding.

Setting: The site is quite enclosed with stone wall and narrow entrance to west. Main building seen from new housing estate to east.

Experience: Industrial site adjacent to village, largely enclosed.

Communal value: Associations with former use.



Lumb Mill



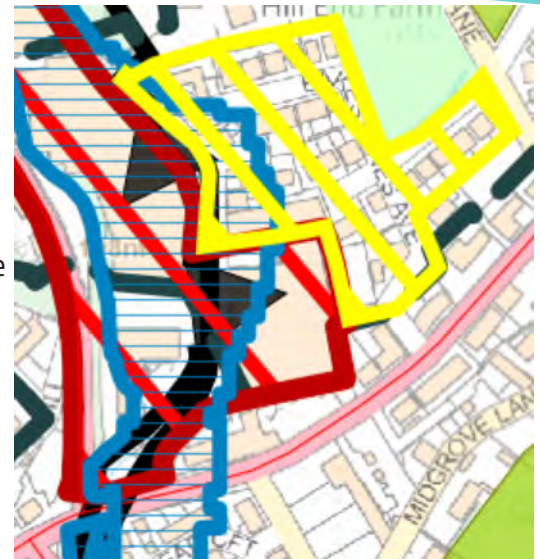
Planning Policy

Current Designation: The site is situated within an area that is identified in the Local Plan as a Saddleworth Employment Area. The northern mill building is situated within a mixed-use allocation - highlighted in the insert by the yellow diagonal lined area. The site is also adjacent to a Conservation Area and in close proximity to another Conservation Areas.

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 level of access to services. Those services that are available are located towards the central area of Delph, however, those that are not available are further afield (over 1.5 miles away).

Bus Services: There are various bus stops within a fairly close proximity (0.1 mile) to the site, with frequent services in operation, providing numerous routes.

Rail Services: The closest train station is Greenfield (2.4 miles away).

Tram Stops: There are no tram stops within a reasonable distance.

Overall, the site performs moderately in accessibility terms.



Lumb Mill



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Good

Housing Potential: High

Employment Potential: Medium

Lumb Mill



Other Planning Constraints

Trees: There are no TPOs on the site.

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

Flood Risk: The site is identified as being at medium and high risk of surface water flooding. The majority of the site is situated in flood zone 1. However, there is a small area (south-west of the northern mill building and north-west of the southern mill) which is identified as flood zone 2.

PRoW: Footpath 13 SADD runs along the western edge of the site.

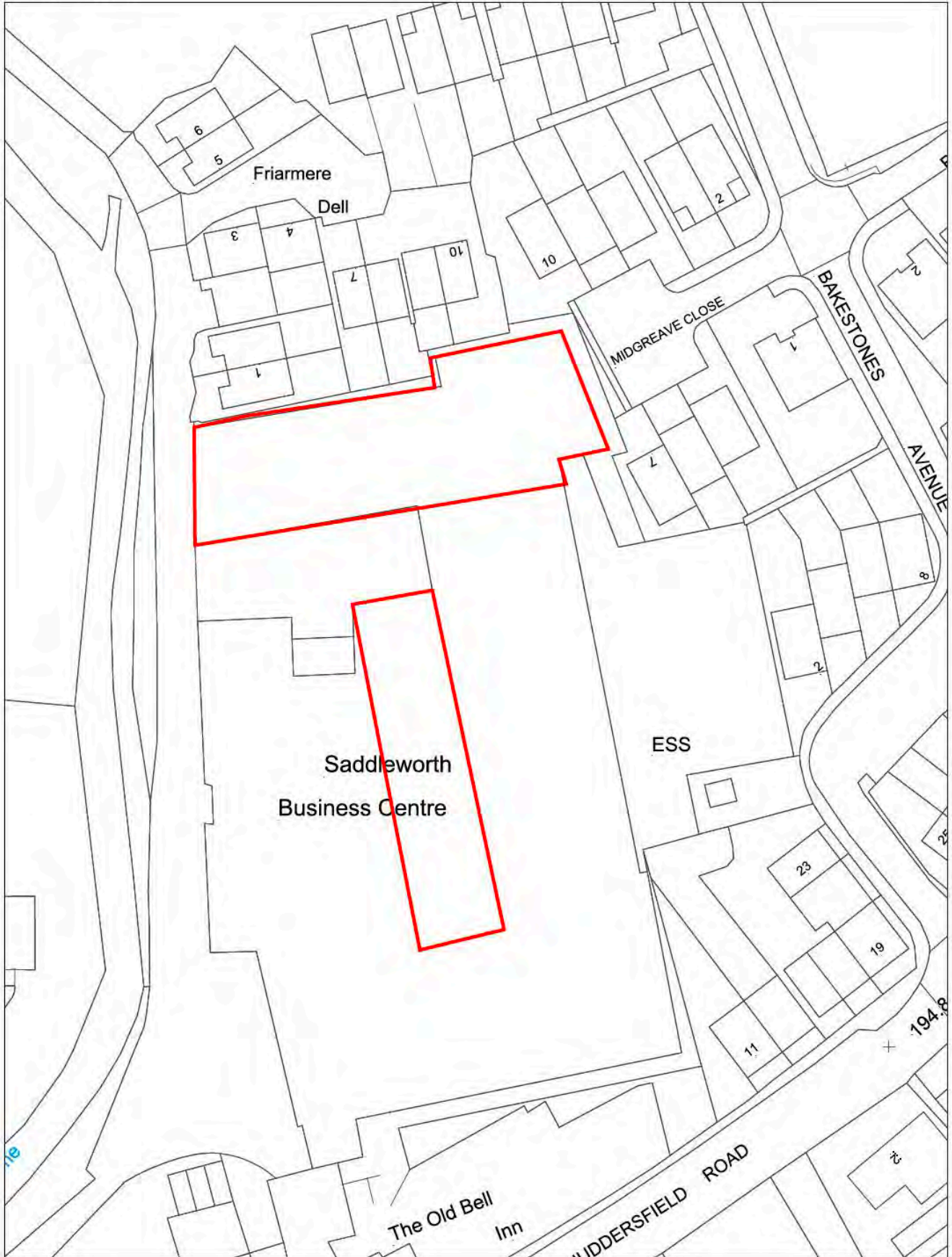
Summary:

Lumb Mill is situated within a 'Saddleworth Employment Area' and is currently in active employment use. It is expected that the building will remain in employment use in the short term, in line with the allocation. However, should the existing use cease it is considered that there is scope to utilise the site for residential uses, including potential retirement living or care home accommodation, subject to compliance with policies relating to the loss of employment land and residential amenity.

It is considered that any future development of Lumb Mill for residential use should seek to retain the key elements of the existing mill buildings, such as the three storey mill building which is deemed important on heritage grounds, as far as possible, it is noted that a conversion scheme may be challenging on viability grounds, however, this will need to be robustly demonstrated as part of any future application seeking the part or complete loss of the existing buildings. A detailed Heritage Statement will be required to accompany any future application to justify the approach adopted, with detailed building recording of any element to be lost also deemed appropriate.

Any future planning applications in relation to Lumb Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Lumb Mill



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Civic Centre
West Street
Oldham
OL1 1UT



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Oak View Mills



Physical Characteristics

Address: Oak View Mills, Manchester Rd, Greenfield, Oldham, OL3 7HG

Orientation: South-west

Floor Plan Depth: 31m

Floorspace Estimate: 5,764 sqm

No. of floors: 4

No. Chimneys: 0

Description:

Existing parking provisions to the south of the site, which is accessed via Friezland Lane. There are residential properties situated to the north, south and west of the site. To the east is a farm which is located within the Green Belt. The site is currently occupied by a number of small businesses.



Planning History:

No relevant planning history identified.

Oak View Mills



Heritage

Listed Status: Not listed

Conservation Area: Not situated in a Conservation Area

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value low although on site of former mill.

Historical interest: Late 19th century woollen mill. With previous mill during the early 19th century however no evidence of such on site.

Architectural interest: Stone built mill of four storeys with hipped slate roof. Rectangular windows with stone lintels and sills. Tower projecting to front which is close to roadside. Warehouse lowered to single storey. Later spinning block to west.

Setting: Roadside location to edge of built form. On same watercourse as Haybottoms Mill to the north. Group value with heybottoms mill and former Greenfield Industrial Cooperative Society.

Experience: Building is on a busy road and set at an angle which when combined with the advancement of the warehouse to the front masks views on approach.

Communal value: Possible associations with former use.



Oak View Mills



Planning Policy

Current Designation: Saddleworth Employment Area

SHLAA 2020: SHA1509 (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 near to the centre of Greenfield (0.3 miles) where there are various services available. There are multiple primary schools available within 1.2 miles, with the closest secondary school 1.7 miles away.

Bus Services: There are bus stops along Manchester Road (A635), which runs along the northern boundary of the site. There are regular buses that operate along Manchester Road, with other frequent services also available from Chew Valley Road just 0.3 mile away.

Rail Services: Greenfield Station is 0.7 miles (approx. 14 min walk).

Tram Stops: No tram stops within a reasonable distance.

Overall, the site performs relatively well in accessibility terms.



Oak View Mills



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Good

Housing Potential: Medium

Employment Potential: Medium



Oak View Mills



Other Planning Constraints

Trees: On the opposite side of Manchester Road from the mill is a TPO Area, ORN: 213897.

Ecology: On the opposite side of Manchester Road is a priority habitat. The mill is also likely to be suitable habitat for protected species.

Flood Risk: The mill is situated in Flood Zone 1, therefore, it is at the lowest possible risk of flooding from fluvial sources. However, the site varies in risk from very low to high risk of flooding from surface water. The south-west area of the site is identified as being at high and medium risk of surface water flooding and appears to be a hotspot for surface water flooding.

PRoW: No public rights of way through the site.

Other: Green Belt situated on the other side of Friezland Lane from the Mill.

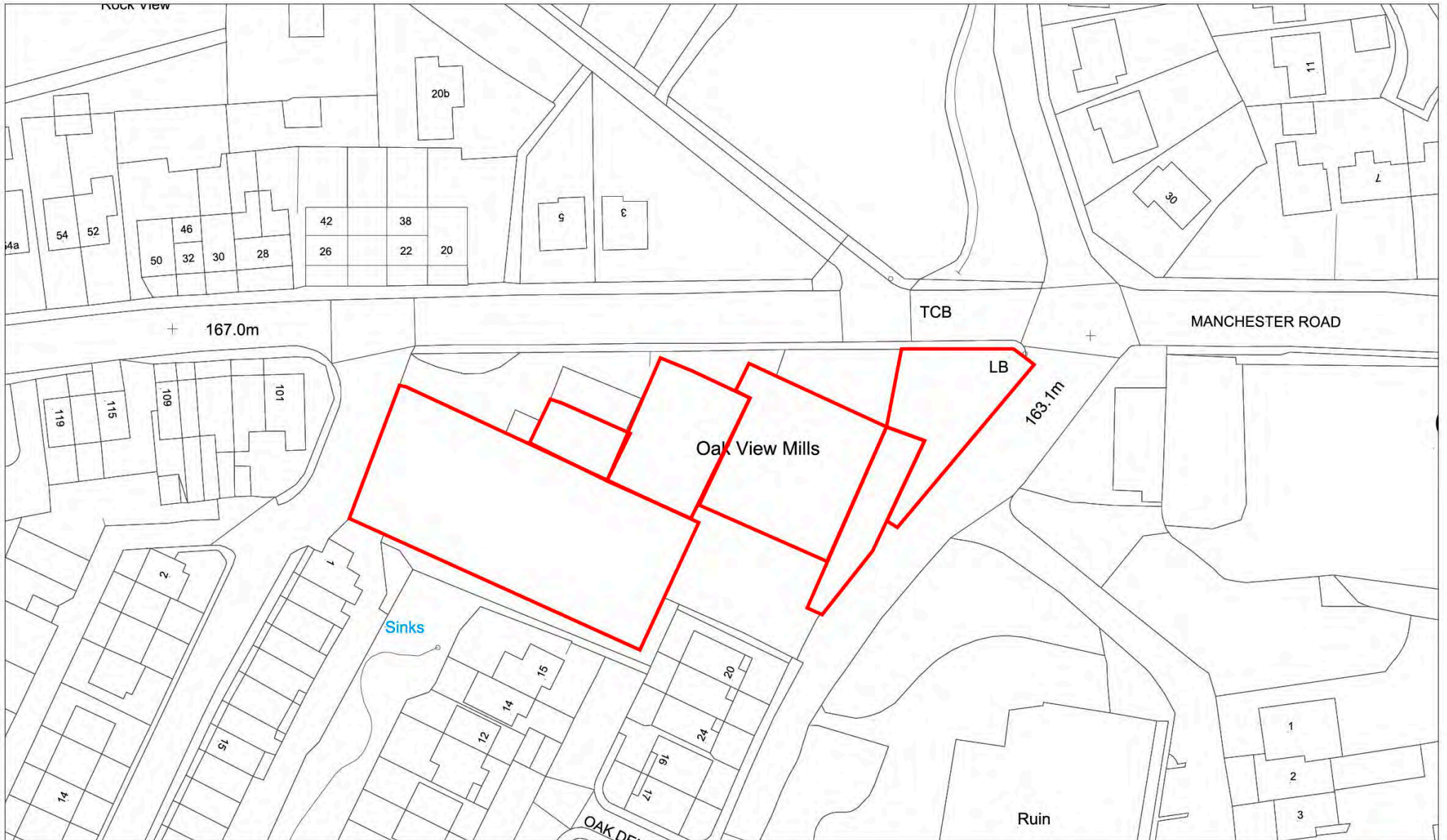
Summary:

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

Any redevelopment of the site should seek to retain the key elements of the existing mill building as far as possible. A detailed Heritage Statement will be required to accompany any future application to justify the approach adopted, with detailed building recording of any elements to be lost also deemed appropriate.

Any future planning applications in relation to Oak View Mills should be assessed in line with the recommended policy approach for MEDIUM PRIORITY site.

Oak View Mills



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 West Street
 Oldham
 OL1 1UT



Pingle Mill



Physical Characteristics

Address: Pingle Lane, Delph, Oldham, OL3 5EX

Orientation: North-east

Floor Plan Depth: Due to the mills form and various building components, the building depth varies. The largest depth is approx 24m.

Floorspace Estimate: 2,820sqm

No. of floors: 2 & 3

No. Chimneys: 0

Description:

The mill building makes up a small industrial complex with other industrial buildings to the north and north-east, with a recently erected industrial unit to the east. To the south and west is farmland / countryside. The River Tame runs along the eastern boundary of the site and is in close proximity to the mill.



Planning History:

PA/333292/12 - First floor side extension
Granted: 8th January 2013

PA/336557/15 - New steel frame storage building [5m to eaves and 8m high ridge]
Granted: 5th June 2015



Pingle Mill



Heritage

Listed Status: Not listed.

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: The nearest Conservation Area (Delph) is over 380m to the east.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value low.

Historical interest: c1780 marked on maps as a woollen mill. Originally known as Farrands Mill after John Farrand its first occupier when it was a scribbling mill. Converted to cotton spinning soon after 1800. From c.1892 occupied by the Delph coop Society manufacturing flannels and shawl.

Architectural interest: Two main buildings, 1. stone building of two storeys towards site entrance. 2. three storey stone building with later phases. Three storey domestic house in the centre which may be oldest part of whole site.

Setting: Valley bottom along watercourse. Rural location with hills to backdrop.

Experience: Very narrow access into site. Enclosed site within countryside setting.

Communal value: Possible associations with former use.



Pingle Mill



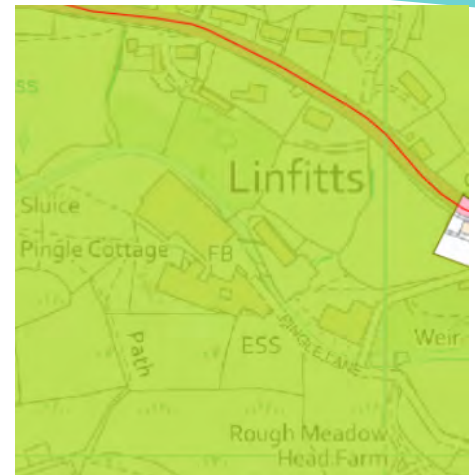
Planning Policy

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

SHLAA 2020: SHA1694 (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, with some services available in Delph which is approx. 0.5 miles away. The closest primary school is just 0.3 miles away, although the closest secondary school is over 2.3 miles away. The majority of other services are further away due to the rural location of the site.

Bus Services: The site has access to various services, however, those that are nearby on Denshaw Road (A6052) don't operate frequent services. The majority of frequent services that are available, use bus stops in the centre of Delph which is 0.5 miles away.

Rail Services: Greenfield Station is 3 miles away.

Tram Stops: There are no tram stops in reasonable distance.

Overall, the site has relatively poor transport accessibility, reflective of its rural location. Although, infrequent bus services are available on Denshaw Road with more frequent services available in Delph.



Pingle Mill



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Good

Housing Potential: Medium

Employment Potential: Low

Pingle Mill



Other Planning Constraints

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

Ecology: The site is adjacent to a priority habitat and Slackcote Valley SBI. There is also potential that the site is a habitat for protected species.

Flood Risk: The northern part of the site is identified as flood zone 3, due to the close proximity to the River Tame that runs along the site boundary. However, the southern area of the mill is identified as flood zone 1. The majority of the site appears to be at very low risk of surface water flooding, however there is an area (north-east) of the mill which is identified as being at high and medium risk of surface water flooding.

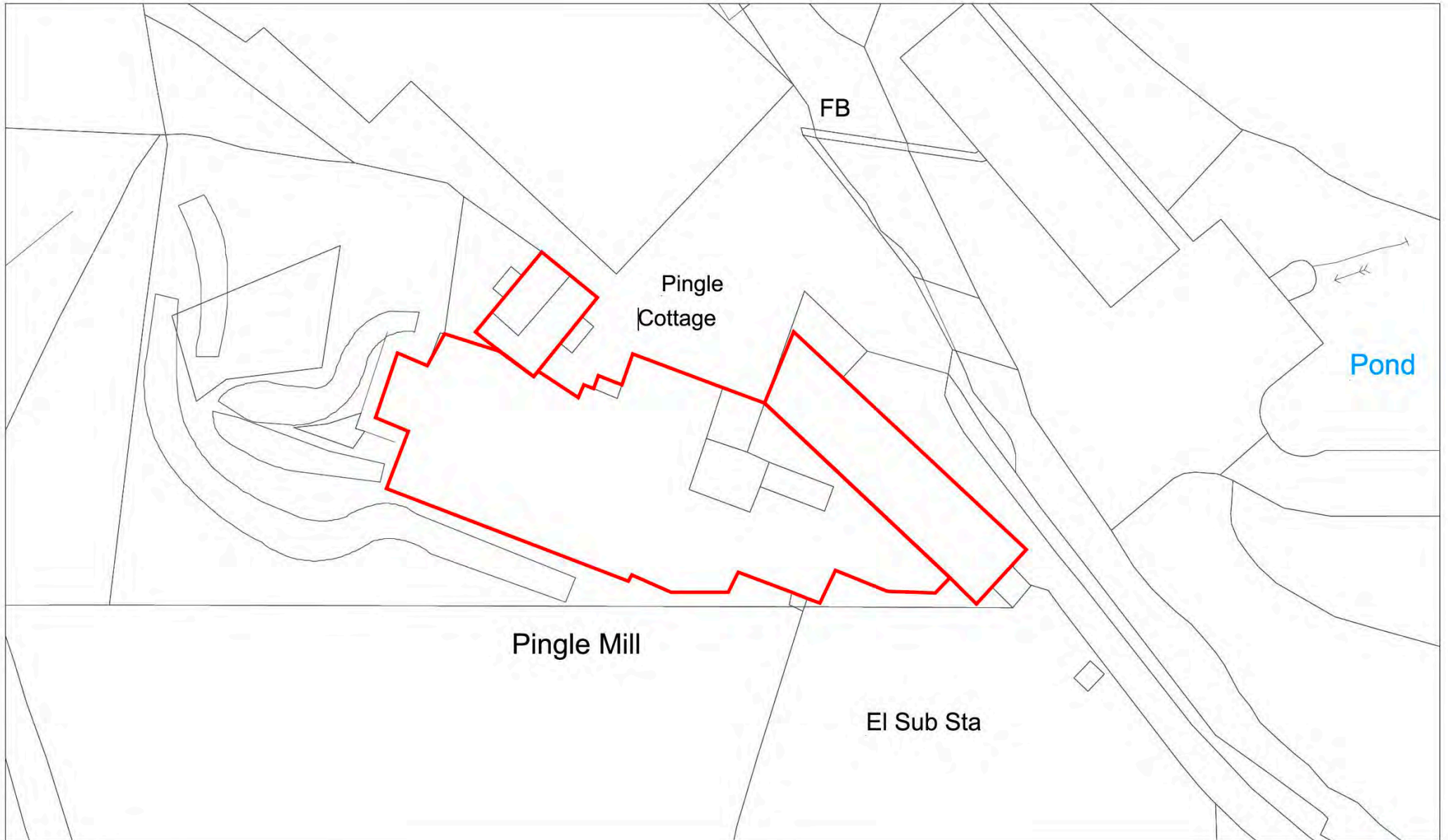
PRoW: Footpath 13 SADD runs directly through the site and is situated along the northern side of the mill.

Summary:

Pingle Mill lies within the Green Belt and is currently in active employment use and it is therefore expected that this use will be retained in the short to medium term. However, the site performs well in terms of viability being located within Value Area 2 and may offer scope for future residential development subject to demonstrating compliance with established Green Belt policy requirements.

Pingle Mill was identified as being medium value in both landscape and heritage terms and, as such, any future proposals relating to the site should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Pingle Mill



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Civic Centre
West Street
Oldham
OL1 1UT



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Stockfield Mill



Physical Characteristics

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

Orientation: East/South-east

Floor Plan Depth: Large mill building varies between approx. 43m and 36m, the smaller mill building is approx. 34m.

Floorspace Estimate: 13,996sqm

No. of floors: Main mill building has 4 floors plus basement, there are smaller building components which have 2 floors.

No. Chimneys: 0

Description:

The site is predominantly surrounded by various industrial and commercial uses and units, which are to the north, east and south of the site. There are residential properties to the west. The mill benefits from relatively extensive curtilage, with the northern part of the site occupied by a builder's merchant independent of the use of the main mill building. The south-eastern part of the site is mainly used for parking and is accessed via Stockfield Road.



Planning History:

PA/058404/10 - Change of use to sandwich shop
Granted: 16th September 2010

Stockfield Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: The Old Town Hall Conservation Area is approx. 200m north-west of the site.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features.

Historical interest: 1862 cotton mill. Associative value with PS Stott. Buckley & Taylor engine.

Architectural interest: Red brick construction of four storey. Large rectangular brick arched windows. Patterned brickwork to the eaves. Phase 2 attached at 90-degree angle L plan. Early 20th century engine house. Boiler house and chimney demolished. Possible office block and warehouse.

Setting: Industrial area with housing to west. No relationship with surrounding housing. Tower with name provides views towards.

Experience: Active use well maintained.

Communal value: Possible associations with former use.



Stockfield Mill



Planning Policy

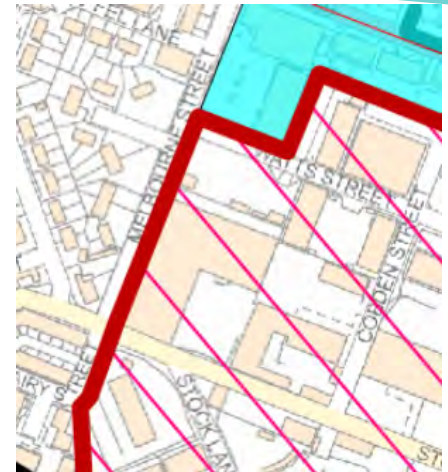
Current Designation: The site is situated in a Business Employment Area. Chadderton Town Centre is adjacent to the site (to the north).

SHLAA 2020: SHA0912 (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 adjacent to the centre of Chadderton, therefore the site has very good access to various services.

Bus Services: The site is within 0.1 mile of Middleton Road (A669), where there a number of frequent bus services that operate various routes.

Rail Services: Mills Hill train station is approx. 1.4 mile from the site.

Tram Stops: The site is just 0.5 mile from Freehold tram stops.

Overall, the site performs very well in accessibility terms.



Stockfield 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

Stockfield Mill



Other Planning Constraints

Trees: There are TPOs on the site.

Ecology: The site is within 125m of Stock Lane green corridor which is south-west of the site. 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 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.

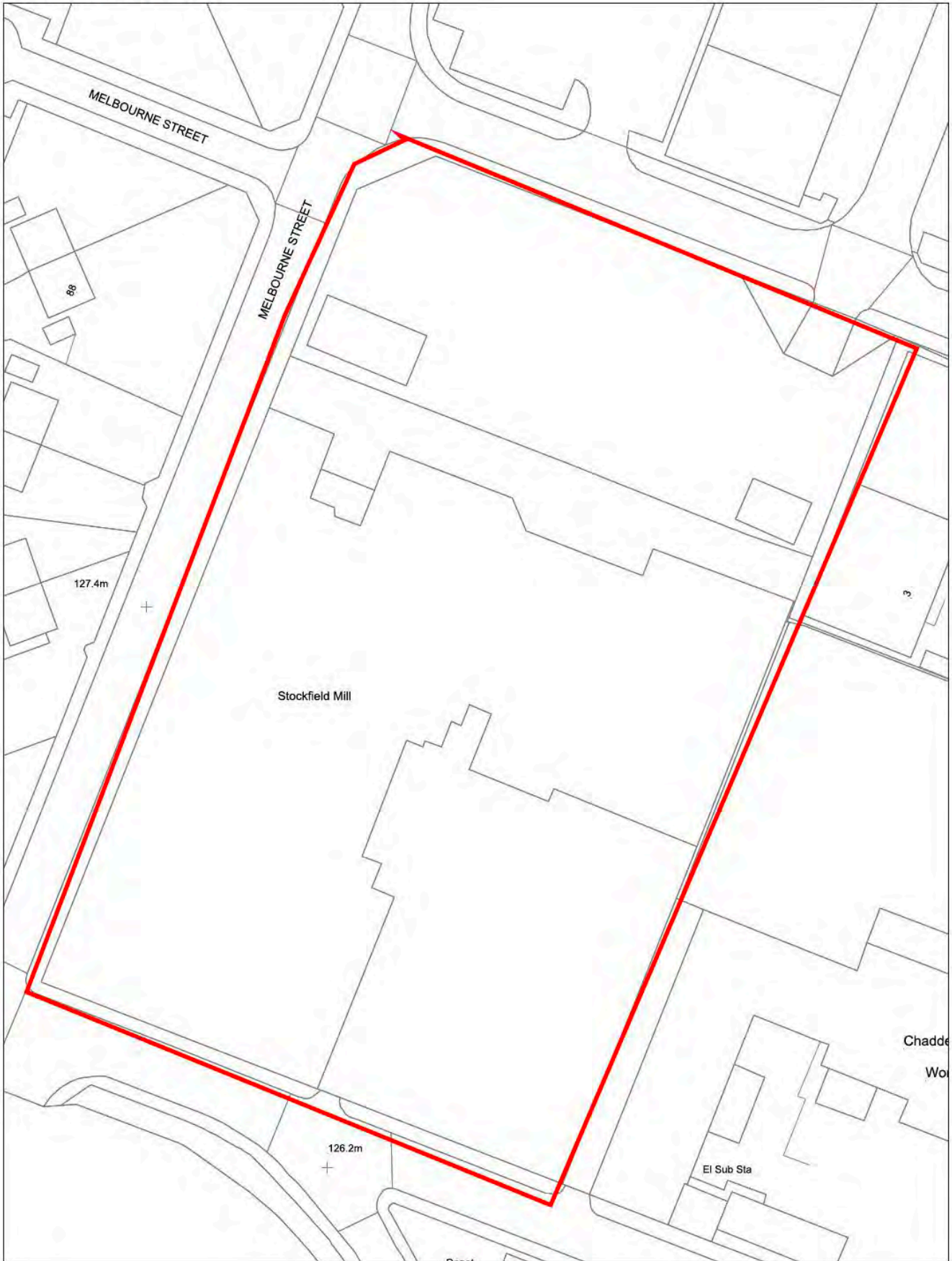
Summary:

The site lies within the main urban area and forms part of a designated Business Employment Area within the adopted Development Plan. Stockfield Mill is currently in active employment use and is expected to be retained in such use in line with the allocation. It is considered that any proposals that come forward for the refurbishment / repurposing of the mill for employment use should be deemed entirely acceptable in principle.

Stockfield Mill has been identified as being of high landscape value and as part of a key mill cluster and, as such, there should be a clear presumption for the retention of the existing building.

It is recommended that 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 value of the site.

Stockfield Mill



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West Street
Oldham
OL1 1UT



Thornham Mill



Physical Characteristics

Address: Oozewood Road, Royton, Oldham, OL2 5SJ

Orientation: West

Floor Plan Depth: Main Mill building approx. 21m, smaller mill building on the north-east of the site approx. 13.5m

Floorspace Estimate: 6,904sqm

No. of floors: 5

No. Chimneys: 0



Description:

The site has a reasonable amount of curtilage, which is situated on the northern area of the site. The site has two access points off Oozewood Road, one to the east and the other to the west of the main mill building. The site is surrounded by residential properties and associated amenity space on all sides. The mill building is currently vacant.

Planning History:

FUL/346141/21 - Demolition of existing derelict mill to be replaced with the proposal of a 5 storey, 60 unit residential development with under-croft parking and shared landscaped amenity. Ongoing



Thornham 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 low.

Historical interest: 1885 cotton mill. Associative value with J Mawson. Platts, Woolstenhule & Rye engine. Built by Thornham Spinning Co Ltd. Earlier block demolished.

Architectural interest: Brick construction five storeys in height. Multi ridge roof. Rectangular windows with stone lintels and cills. Corner pilasters and two projecting towers to the north side. Engine house attached to north west corner with two stone arched windows. Late 19th century warehouse and weaving shed.

Setting: Central to residential area but no surviving relationship with surrounding terraces.

Experience: Quiet location with low level activity. Building not in use and declining condition.

Communal value: Possible association with former use.



Thornham Mill



Planning Policy

Current Designation: Not designated.

SHLAA 2020: HLA2785. The site is identified as a potential site. The site formerly had planning permission for residential purposes but has since lapsed.

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. The centre of Royton is approx. 0.6 mile from the site.

Bus Services: There are some services which are available, however, only a few services are frequent and offer a variety of routes.

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

Tram Stops: There are no tram stops within close proximity of the site, the closest tram stop is approx. 2.5 miles from the site.

Overall, the site performs moderately in accessibility terms.

Thornham Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: It is vacant and it may be possible to apply VBC.

Condition: Poor

Housing Potential: Low

Employment Potential: Medium



Thornham 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. The majority of the site is identified as being at very low risk of surface water flooding, although there are two specific areas that are identified as being at a higher risk level.

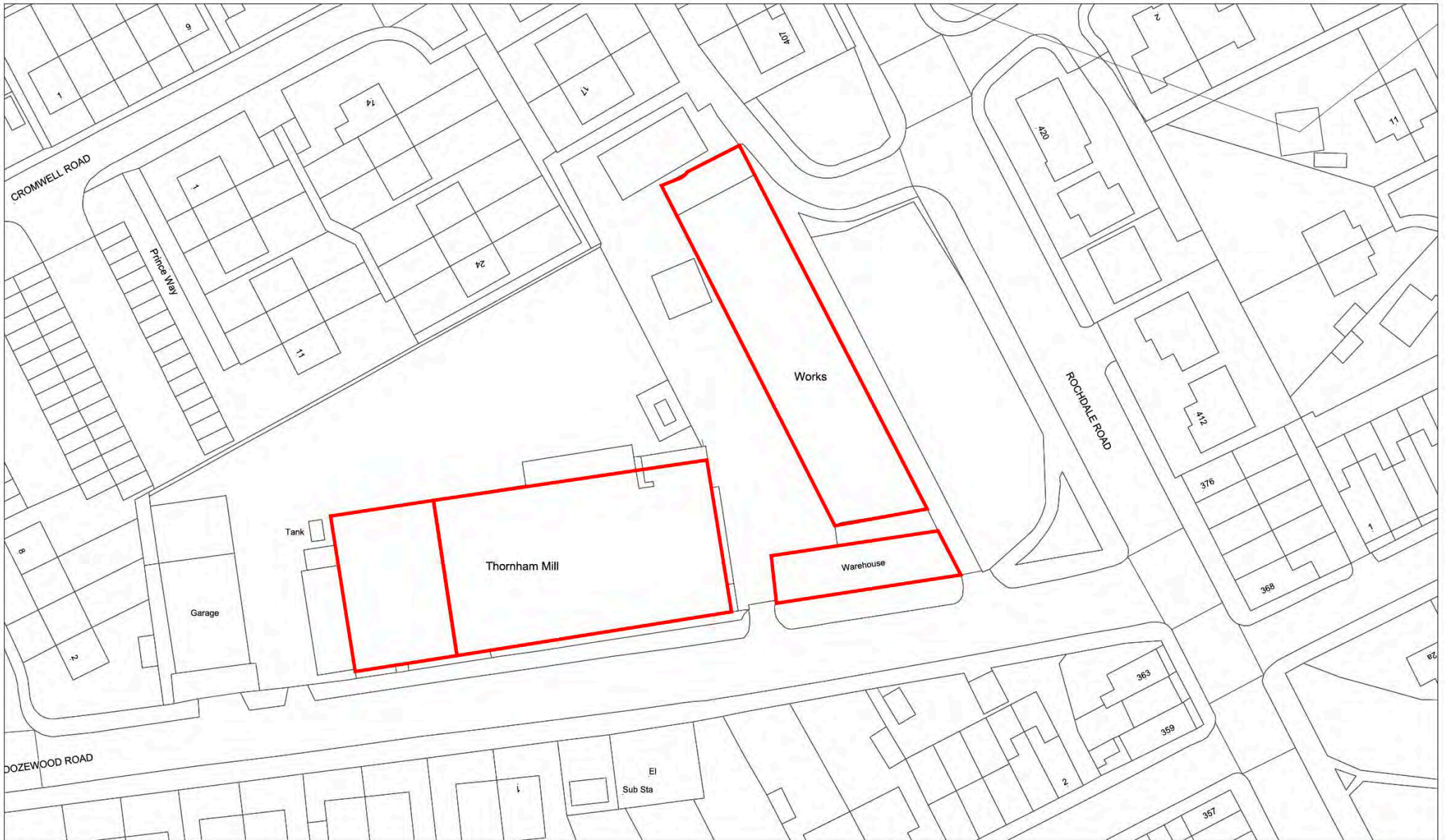
PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

Thornham Mill occupies a prominent location adjacent to the A671 within a predominantly residential area towards the north of the settlement of Royton. The mill buildings have stood vacant for a prolonged period and, coupled with limited maintenance during this period, have fallen into a state of disrepair and are having a significant adverse impact on the visual amenity of the area and the wider local community. The site occupies an accessible location within the main urban area and therefore represents an entirely appropriate location for new housing in principle.

Thornham Mill has been identified as being of high value in landscape terms and medium value in relation to heritage. The site is also identified as forming part of an identified key mill cluster and there should be a clear presumption in favour of the retention of the mill in this context. Thornham Mill has evidently fallen into a state of disrepair following a prolonged period of vacancy and lack of general maintenance intervention and, as such, it is advised that the Council enter into dialogue with the landowner to discuss the long term future of Thornham Mill. This should include advice on the policy approach that will be adopted providing a clear presumption in favour of the retention of the mill and the potential for the imposition of an Article 4 direction to prevent the demolition of the mill without planning permission, as well as possible enforcement measures that will be taken to secure physical improvements to the building.

Thornham Mill



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Oldham Council
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 West Street
 Oldham
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Vale Mill



Physical Characteristics

Address: Chamber Road, Hollins, Oldham, OL8 4PX

Orientation: North/ West

Floor Plan Depth: Approx. 38m

Floorspace Estimate: 12,518sqm

No. of floors: 3 - with some parts only having 2.

No. Chimneys: 1

Description:

The mill buildings are now part of Chambers Business Centre. There are two vehicular access points to the site, one off Chamber Road to the north-east area of the site and the other to the west off Chapel road. There is a significant amount of existing parking provision within the site located to the east, south and west of the main mill building. To the north of the site are a number of industrial units which appears to be used for commercial and industrial purposes. There are residential properties to the north-east and east of the site. St Margaret's and St Chad's Church lie to the south of the site with The Church pub to the south-west. On the opposite site of Chapel Road is the Bridgewater Hotel. The A62 (Manchester Road) is adjacent to the north-western corner of the site.



Planning History:

PA/054423/08 - Retrospective application for change of use from B1 to D1 (Training Centre).
Granted: 19th March 2008

PA/056515/09 - Erection of external ramp running from ground floor level to first floor level
Granted: 30th July 2009



Vale 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: 1868 cotton mill, extensions 1882 and 1920. Lowered to three storey.

Architectural interest: Brick construction three storey height. Large rectangular windows. Flat roof. Distinctive brick projection to front wall with stone moulding. Prockter & Co Ltd above main entrance. Engine house to west demolished. Retains lowered chimney.

Setting: Main road setting with views into site and of chimney. Grade II church in close proximity.

Experience: Historic building with terraced housing in close proximity. Active use.

Communal value: Possible association with former use.

Vale Mill



Planning Policy

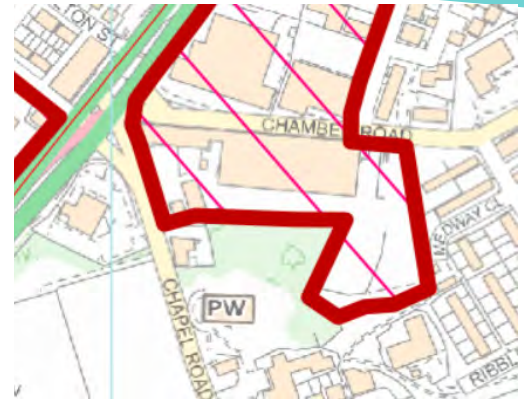
Current Designation: The site is identified as being in a Business Employment Area.

SHLAA 2020: SHA1718 (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 a range of services. There are also educational facilities (both primary and secondary schools) in close proximity to the site.

Bus Services: The site has very good access to local bus services. The site is in close proximity to numerous bus stops that are located in close proximity to the site.

Rail Services: The closest train station is Moston, which is 1.7 miles from the site.

Tram Stops: South Chadderton is the closest tram stop which is 0.6 miles away.

Overall, the site performs very well in accessibility terms.



Vale 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

Vale Mill



Other Planning Constraints

Trees: There appears to be an area that is covered by a Tree Preservation Order which is situated to the north-east of the site, on the opposite side of Chamber Road.

Ecology: Adjacent to the southern boundary of the site is 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 the site has an annual probability of 1 in 1000 of flooding from fluvial sources. The majority of the site is highlighted as being at low risk of surface water flooding. Although, the vehicular access point to the site off Chamber Road (the north-east area of the site) is identified as being at a high level of risk of surface water flooding.

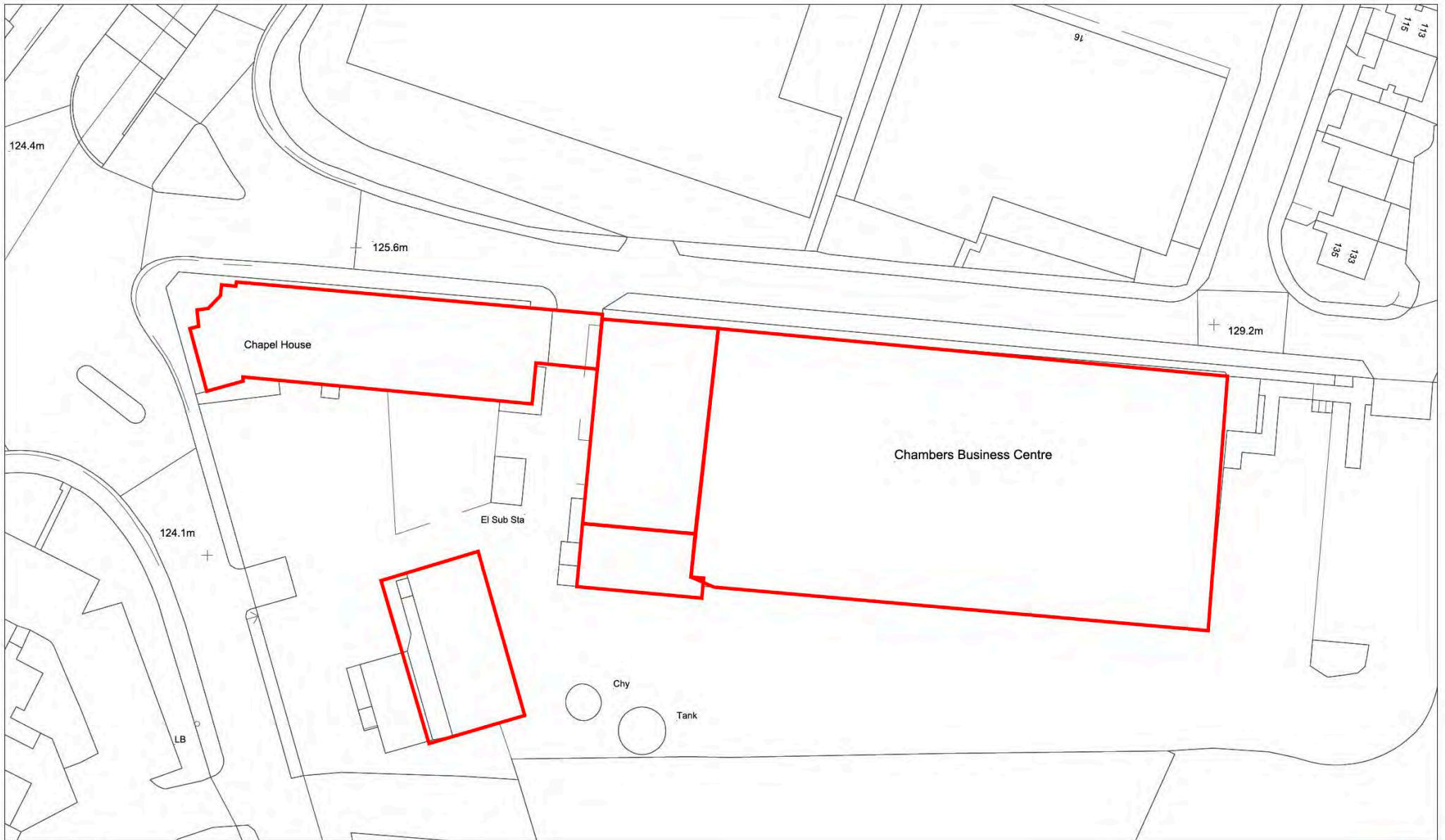
PRoW: Footpath 218 OLDH is situated to the south of the site and is in close proximity to the periphery of the site.

Summary:

Vale Mill lies within the main urban area and forms part of a designated Business Employment Area within the adopted Development Plan. The buildings are in good condition reflective of the fact that they have been repurposed to form the Chambers Business Centre, which is a multi-occupancy facility providing office space, as well as warehouse / workshop units with separate self-storage facilities. The buildings are therefore well-used and maintained and no specific immediate action is required in relation to Vale Mill, although 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 value of the site.

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

Vale Mill (Chamber Rd)



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Vine Mill



Physical Characteristics

Address: Middleton Road, Royton, Oldham, OL2 5LN

Orientation: North-west

Floor Plan Depth: approx. 41m

Floorspace Estimate: 17,358sqm

No. of floors: 4

No. Chimneys: 0



Description:

The site has a fairly sizeable amount of curtilage, which is situated to the north, south and west of the mill. The northern and western areas appear to provide parking provisions, whilst the area to the south is used as a service area due to the loading bays being situated on the south-eastern elevations. There are residential properties to the north and various industrial and commercial units to the east. Grape Mill is to the south and Land End Mill and other industrial units to the west. There are two access points to the site off Middleton Road and another access point via Holden Fold Lane

Planning History:

No relevant planning history.



Vine Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

Proximity to Conservation Area: Within 90m of St.Pauls Royton 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. One reservoir infilled.

Historical interest: 1897 cotton mill. Associative interest with Wild, Collins & Wild. Platts machinery. George Saxon engine. Built by the Vine Mill Co.

Architectural interest: Brick construction of four storeys. Multi ridge roof. Large rectangular brick arch windows. Three projecting towers to north side with staggered narrow arched windows and corner pilasters. Name to top of tower. Boiler house, engine house and chimney demolished, reservoir infilled.

Setting: Largely residential area and fronting main road. Set on top of hill with Grape Mill downslope.

Experience: Appears under used if at all and in declining condition.

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



Vine Mill



Planning Policy

Current Designation: The site is identified as being situated in a flood zone.

SHLAA 2020: SHA1721 (Discounted Site).

Other:



Affordable Housing Requirement:

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

Accessibility

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

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

Rail Services: There are no train stations within a reasonable distance of the site. The closest train station is over 2.1 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. Therefore, the site is considered to have moderate transport accessibility because the site has access to a high number of frequent services, providing different destinations.

Overall, the site performs moderately in accessibility terms.



Vine Mill



Viability

CIL: Non-adopted

Viability Area: VA3

Vacant Building Credit: The building appears to be in active use. However, if this is not the case then it may be possible to apply VBC.

Condition: Fair

Housing Potential: Low

Employment Potential: Medium

Vine Mill



Other Planning Constraints

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

Ecology: The site is within approx. 210m of a priority habitat, which is to the north of the site. The site could be a potential habitat for protected species.

Flood Risk: The site is identified as being in flood zone one, however there is a fluvial water sources that is in close proximity to the mill and runs along the southern boundary of the site. The entire site varies in the risk level of surface water flooding between high and very low. The western part of the mill building is identified as being at very low risk, however the eastern area of the site is identified as the main area which is at the highest risk of surface water flooding, with parts being at high and medium risk. The rest 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.

Summary:

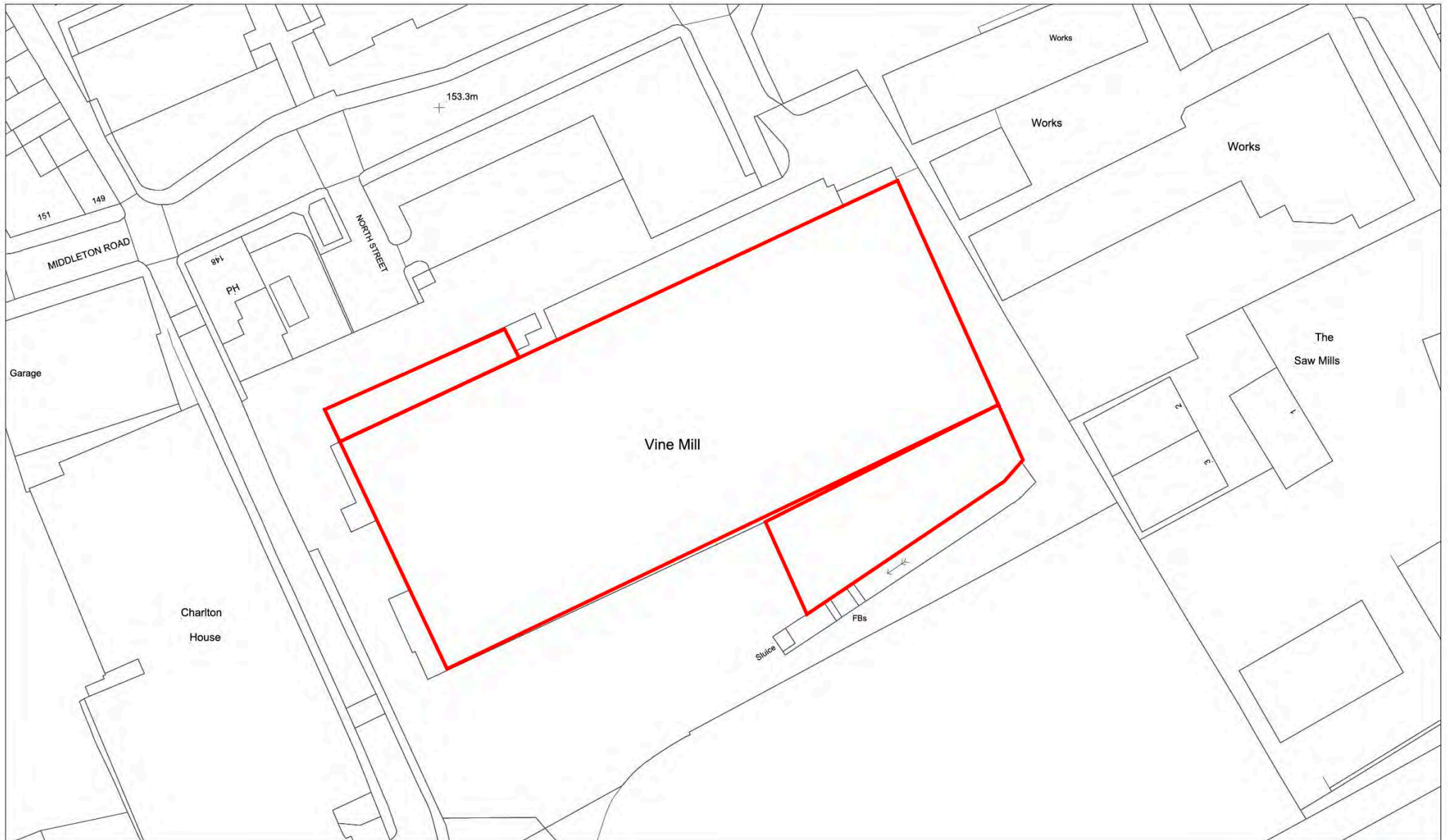
Vine Mill is not subject to any specific land use designations within the adopted Development Plan, although it is identified as being in a flood zone. The mill is partly in employment use and forms part of a well-established employment area which incorporates Grape Mill, Delta Mill, Lane End Mill and other industrial units.

The site forms part of an established industrial / trading estate and proposals for the redevelopment / refurbishment of the mill for employment use should be viewed as being acceptable in principle in this context. The site occupies a highly accessible location within the main urban area. The site may therefore present a long-term option for housing as part of a comprehensive regeneration of the wider industrial / trading estate, although viability may represent a challenge in this location.

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 Vine Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.



Vine Mill



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Waterside Mill



Physical Characteristics

Address: Waterside, Greenfield, Oldham, OL3 7NH

Orientation: West

Floor Plan Depth: 51m

Floorspace Estimate: 6,100 sqm

No. of floors: 2 & 3

No. Chimneys: 0

Description:

The main parking provisions are to the east of the mill, with additional parking to the south. Original mill is now connected to a modern addition to the north. To the east is the old mill pond which is situated within the Green Belt. To the west are residential properties.



Planning History:

PA/045891/03 - Change of use of part of second floor of existing building to office, canteen, store room and two training rooms and erection of 1 no. 17 metre training tower, and 1 no. 25 metre lattice steel stile tower - Approved 11th Dec 2003.

PA/057076/09 - Installation of a non operational wind turbine for training purpose - Approved 9th Dec 2009



Waterside Mill



Heritage

Listed Status: Not listed

Conservation Area: Not situated in a Conservation Area.

Proximity to Conservation Area: Not situated within close proximity of a Conservation Area.

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

Archaeological interest: HER value low, most buildings survive.

Historical interest: 1856 cotton mill. Largest in Saddleworth. Associative value with J Petrie and Co. Scott and Hodgson engine.

Architectural interest: Spinning mill is mid to late 19th century and stone built. Three storey, gabled slate roof. Rectangular windows with stone lintels and cills. Stone built weaving shed with seven roof ridges. Second weaving shed to north of site in red brick. Late 19th century engine house. Reservoir east of site.

Setting: Edge of village location. Narrow access track/bridge over watercourse. Screened from view. Valley bottom location.

Experience: Quiet location in active use. Some individual houses within close proximity.

Communal value: None.



Waterside Mill



Planning Policy

Current Designation: Identified as a Saddleworth Employment Area.

SHLAA 2020: SHA1001 (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 various services that can be accessed which are predominantly located within the central area of Greenfield which is approximately 0.7 miles from the site. Only primary education facilities are in reasonable distance from the site, the closest being 0.3 miles away, with the nearest secondary school being over 2 miles away.

Bus Services: The site is just 0.2 miles away from bus stops on Manchester Road and Chew Valley Road. There are regular services available which provide a small range of routes to various destinations.

Rail Services: Greenfield Station is 1 mile from the site.

Tram Stops: No tram stops within a reasonable distance.

Overall, the site performs relatively well in accessibility terms.



Waterside Mill



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Good

Housing Potential: Medium

Employment Potential: Medium



Waterside Mill



Other Planning Constraints

Trees: There is a large TPO area to the west of Waterside Mill.

Ecology: There is a priority habitat located to the north and to the west of the site. Furthermore, given the characteristics of the site, it is likely that the site is a habitat for protected species. The site is situated within 350m of the Peak District National Park. The site is also 1350m from the Dark Peak Moor which is a SBI (Site of Biological Importance) and a SSSI (Site of Special Scientific Interest). The same area is also classified as the South Pennine Moors SAC (Special Area of Conservation - SAC EU Code: UK0030280) and SPA (Special Protection Area - UK9007021).

Flood Risk: The mill is situated in Flood Zone 1. However, to the north of the modern additions on the northern side of the mill, this area is identified as Flood Zone 3b.

PRoW: Footpath 230 SADD runs along Waterside to the western boundary of the site. This footpath leads to footpath 262 SADD which runs along the southern boundary of the site.

Summary:

Waterside Mill is identified as a 'Saddleworth Employment Area' in the adopted Development Plan and is in active employment use. 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.

A detailed Heritage Statement will be required to accompany any future application to justify the approach adopted, with a detailed building recording of any elements to be lost also deemed appropriate. Any future planning applications in relation to Waterside Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Waterside Mill



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West Street
Oldham
OL1 1UT



Wellington Mill



Physical Characteristics

Address: Wellington Road, Greenfield, Oldham, OL3 7BT

Orientation: South-east

Floor Plan Depth: 15m

Floorspace Estimate: 3,675sqm

No. of floors: 3 plus a basement

No. Chimneys: 0



Description:

Small amount of curtilage space, the majority of which is situated towards the north of the mill. To the north and east is a large Tesco superstore with industrial units situated to the east and south of the site. The site is close to the central area of Greenfield. The mill is currently vacant.

Planning History:

PA/040885/00 - Outline application for comprehensive regeneration scheme consisting of erection of canal basin, public house/restaurant with hotel accommodation. Canal-side leisure related units (A1,A3,B1 uses), 99 dwellings (48 houses and 51 flats), 25,000 sq ft (gross) retail food store, 13 500 sq ft of new business and industrial floorspace and conversion of mill building to B1 uses, all with associated bridges access roads and environmental works. Siting and access to be considered, all other matters reserved. Granted 6th December 2005.

FUL/346142/21 - Conversion and addition of lift tower and two floors above existing mill, along with alterations to external elevations, to create 38 apartments with basement car parking. Ongoing



Wellington Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area

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

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: Likely to be low considering redeveloped site.

Historical interest: 1853 cotton mill by Shaw Sons and Lees. Only one mill of the original complex survives with the remainder redeveloped for Tesco.

Architectural interest: Three storey with basement building of stone construction in poor condition. Rectangular square headed windows of multi panes.

Setting: Edge of town location adjacent to road. Historic building remnant of past use of site.

Experience: Edge of town location, quiet street of some character.

Communal value: None.



Wellington Mill



Planning Policy

Current Designation: Situated in a mixed-use allocation. The site is also adjacent to a Saddleworth Employment Area (which is to the east).

SHLAA 2020: SHA1723. 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: Due to the location, which is close to the central area of Greenfield, the site has good access to a range of services. The site also has good access to educational services, with the nearest primary and secondary schools being 0.2 miles and 1.2 miles away, respectively.

Bus Services: The site is within 150yards of bus stops situated on Chew Valley Road where there are a range of frequent services offering a variety of routes.

Rail Services: Greenfield station is just 0.3 miles away. With this in mind the site has a good level of transport accessibility due to nearby bus and rail transportation.

Tram Stops: Non identified that are within a reasonable distance.

Wellington Mill



Viability

CIL: Non-adopted

Viability Area: VA2

Vacant Building Credit: The building is vacant. Therefore, it may be possible to apply VBC.

Condition: Poor

Housing Potential: Medium

Employment Potential: Low

Wellington Mill



Other Planning Constraints

Trees: The site is situated in a blanket TPO (ORN: 214914)

Ecology: The site is within 90m of the River Tame and within 190m of the Huddersfield Narrow canal which is identified as a SBI, a priority habitat and the area is also identified as the Chew Valley Road green corridor. Furthermore, the mill is also a potential habitat for protected species.

Flood Risk: The site is predominantly situated within Flood Zones 3. However, it is understood that once the EA maps are updated the site will in fact be situated in Flood Zone 1.

PRoW: There appears to be no public rights away either through or adjacent to the site.

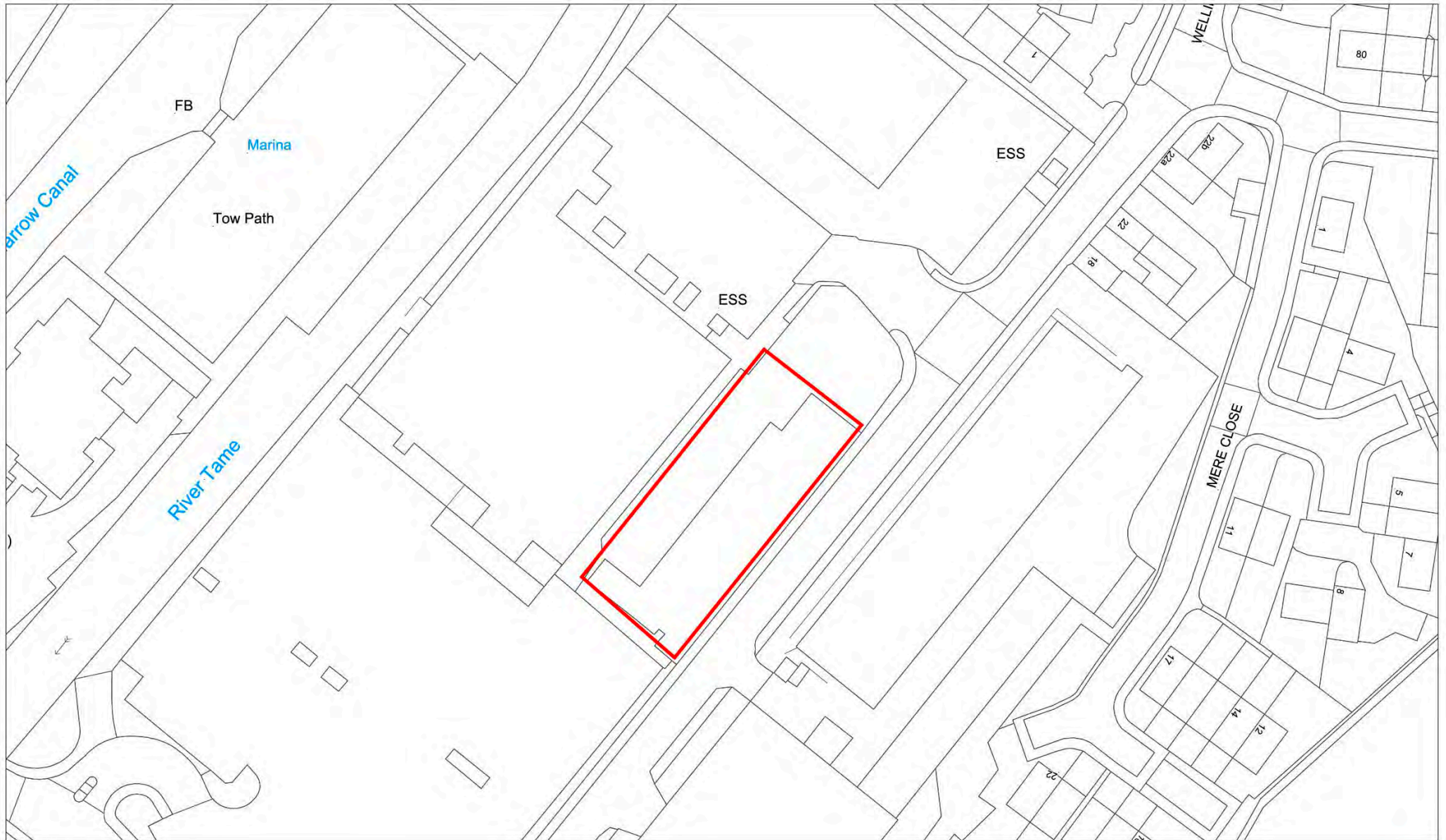
Summary:

Wellington Mill forms part of a mixed-use allocation within the Development Plan, although the site is currently vacant.

The site is considered to be entirely acceptable in principle for residential use. It is considered that the site would be more suitable for residential conversion, and based on an initial assessment, such a scheme may be financially viable. However, a pragmatic approach may be needed from the LPA in terms of affordable housing and other planning obligations, as well as the landowner having realistic aspirations on land value. The site could also be suitable for conversion to a specialist older person's accommodation, due to its accessible location within a strong market area.

Wellington Mill has been identified as being of medium value in landscape and heritage terms. Therefore, any future redevelopment should seek to retain the key elements of the existing mills, 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 Wellington Mill should be assessed in line with the recommended policy approach for MEDIUM PRIORITY sites.

Wellington Mills



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Civic Centre
West Street
Oldham
OL1 1UT





Appendix 7

Low Priority Site Appraisals

Alliance Mill



Physical Characteristics

Address: Brown Street, Oldham, OL1 3QH

Orientation: South-east

Floor Plan Depth: approx. 16m

Floorspace Estimate: 1,546sqm

No. of floors: 3

No. Chimneys: 0



Description:

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

Planning History:

No relevant planning history.

Alliance Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 3

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

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

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

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

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

Experience: Commercial area, subsumed within.

Communal value: None.

Alliance Mill



Planning Policy

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

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

Other:



Affordable Housing Requirement:

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

Accessibility

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

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

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

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

Overall, the site performs well in accessibility terms.

Alliance Mill



Viability

CIL: Non-adopted

Viability Area: VA5

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

Condition: Poor

Housing Potential: Low

Employment Potential: Low

Alliance Mill



Other Planning Constraints

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

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

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

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

Summary:

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

Alliance Mill



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



Bee Mill



Physical Characteristics

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

Orientation: South-west

Floor Plan Depth: approx. 42m

Floorspace Estimate: 11,636sqm

No. of floors: 2

No. Chimneys: 0



Description:

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

Planning History:

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

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



Bee Mill



Heritage

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

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

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

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

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

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

Experience: Within commercial area, subsumed within.

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



Bee Mill



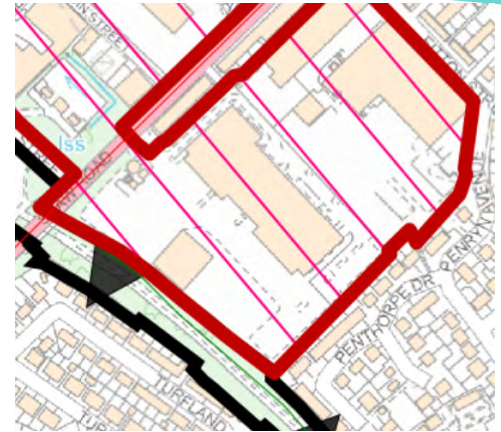
Planning Policy

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

SHLAA 2020: SHA1617 (Discounted Site).

Other:

Affordable Housing Requirement:



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

Accessibility

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

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

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

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

Overall, the site performs well in accessibility terms.



Bee Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Medium

Employment Potential: High

Bee Mill



Other Planning Constraints

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

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

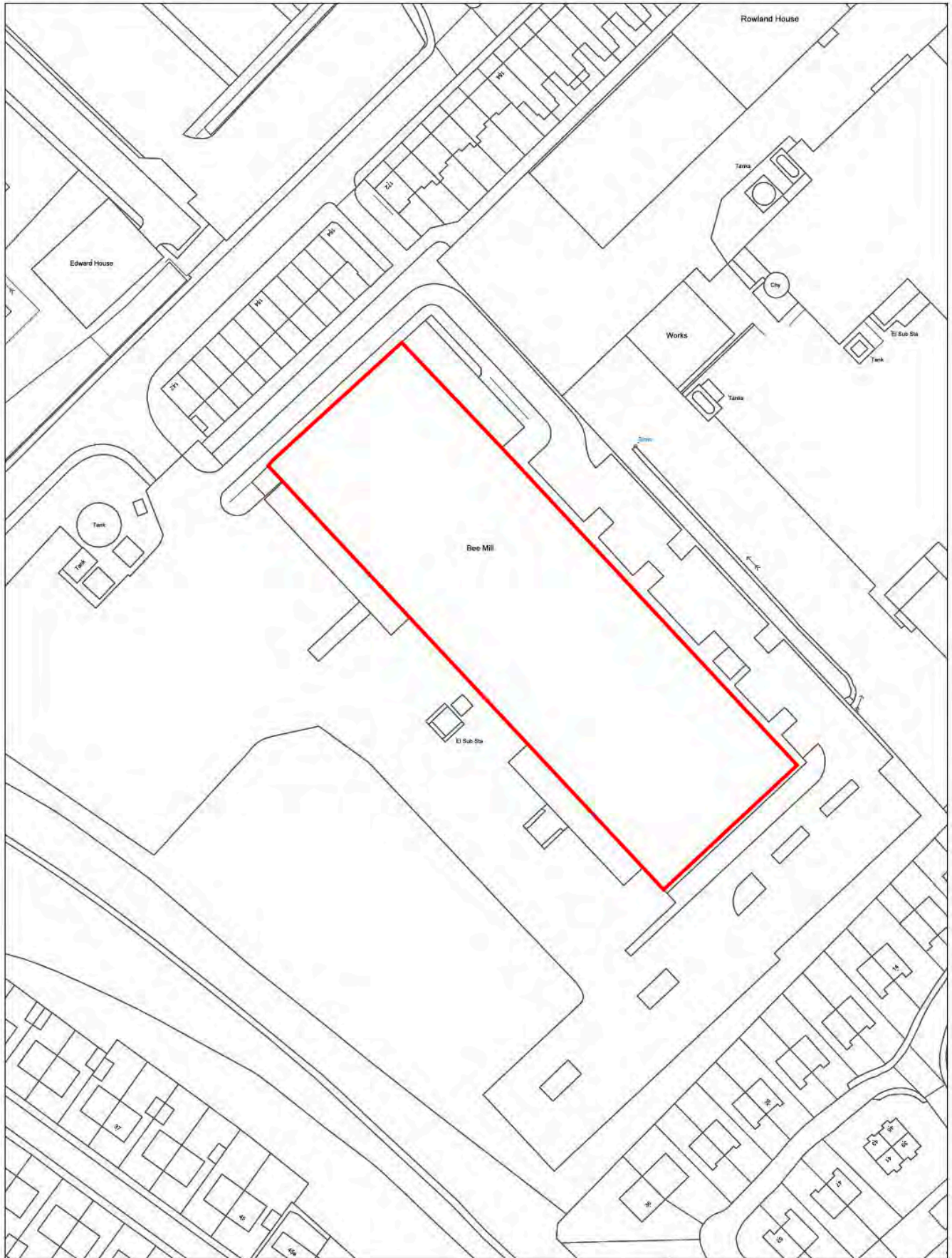
Flood Risk: The site is situated in flood zone 1, therefore it has a 1 in 1000 annual probability of flooding from fluvial sources. Most of the site is identified as being at very low risk of surface water flooding. However, along the north-eastern elevation of the mill, it is identified as varying between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

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

Summary:

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

Bee Mill



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Oldham Council
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West Street
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Council

Britannia Mill



Physical Characteristics

Address: Britannia Street, Oldham, OL1 3QB

Orientation: South-east

Floor Plan Depth: Approx. 14m

Floorspace Estimate: 2,779sqm

No. of floors: 3

No. Chimneys: 0



Description:

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

Planning History:

No relevant planning history.



Britannia Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

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

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

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

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

Experience: Industrial area, subsumed within.

Communal value: None.



Britannia Mill



Planning Policy

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

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

Other:



Affordable Housing Requirement:

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

Accessibility

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

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

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

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

Overall, the site performs well in accessibility terms.



Britannia Mill



Viability

CIL: Non-adopted

Viability Area: VA5

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

Condition: Fair

Housing Potential: Low

Employment Potential: Low

Britannia Mill



Other Planning Constraints

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

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

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

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

Summary:

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

Britannia Mill



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



Dob Lane End Mill



Physical Characteristics

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

Orientation: West/south-west

Floor Plan Depth: approx. 27m

Floorspace Estimate: 1,553sqm

No. of floors: 1

No. Chimneys: 0



Description:

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

Planning History:

There is no relevant planning history.



Dob Lane End Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

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

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

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

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

Experience: Industrial area with limited historic character.

Communal value: None.



Dob Lane End Mill



Planning Policy

Current Designation: The site is not designated.

SHLAA 2020: SHA1635 (Discounted Site).

Other:

Affordable Housing Requirement:



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

Accessibility

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

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

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

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

Overall, the site performs well in accessibility terms.



Dob Lane End Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Medium

Employment Potential: High



Dob Lane End Mill



Other Planning Constraints

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

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

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

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

Summary:

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

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

Dob Lane Mill



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



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Council

Forge Mill (Hope Mill)



Physical Characteristics

Address: Greenacres Road, Oldham, OL4 1HA

Orientation: South

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

Floorspace Estimate: 3,813sqm

No. of floors: 2

No. Chimneys: 0



Description:

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

Planning History:

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

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

Forge Mill (Hope Mill)



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: HER value low.

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

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

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

Experience: Industrial and commercial area, little historic context.

Communal value: None.



Forge Mill (Hope Mill)



Planning Policy

Current Designation: Situated in a Business Employment Area.

SHLAA 2020: SHA1643 (Discounted Site).

Other:

Affordable Housing Requirement:



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

Accessibility

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

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

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

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

Overall, the site performs well in accessibility terms.



Forge Mill (Hope Mill)



Viability

CIL: Non-adopted

Viability Area: VA5

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

Condition: Good

Housing Potential: Low

Employment Potential: Medium

Forge Mill (Hope Mill)



Other Planning Constraints

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

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

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

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

Summary:

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

Forge Mill



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Greengate Mill



Physical Characteristics

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

Orientation: South-west

Floor Plan Depth: Approx. 27m

Floorspace Estimate: 2,560sqm

No. of floors: 2

No. Chimneys: 0



Description:

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

Planning History:

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

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



Greengate Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: HER value low.

Historical interest: Late 19th century cotton waste factory.

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

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

Experience: Low level activity, narrow streets.

Communal value: None.



Greengate Mill

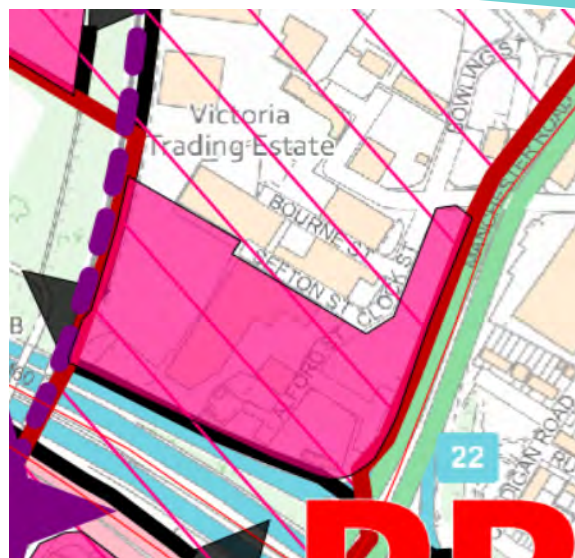


Planning Policy

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

SHLAA 2020: SHA1653 (Discounted Site).

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



Affordable Housing Requirement:

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

Accessibility

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

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

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

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

Overall, the site performs well in accessibility terms.



Greengate Mill



Viability

CIL: Non-adopted

Viability Area: VA5

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

Condition: Good

Housing Potential: Low

Employment Potential: High

Greengate Mill



Other Planning Constraints

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

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

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

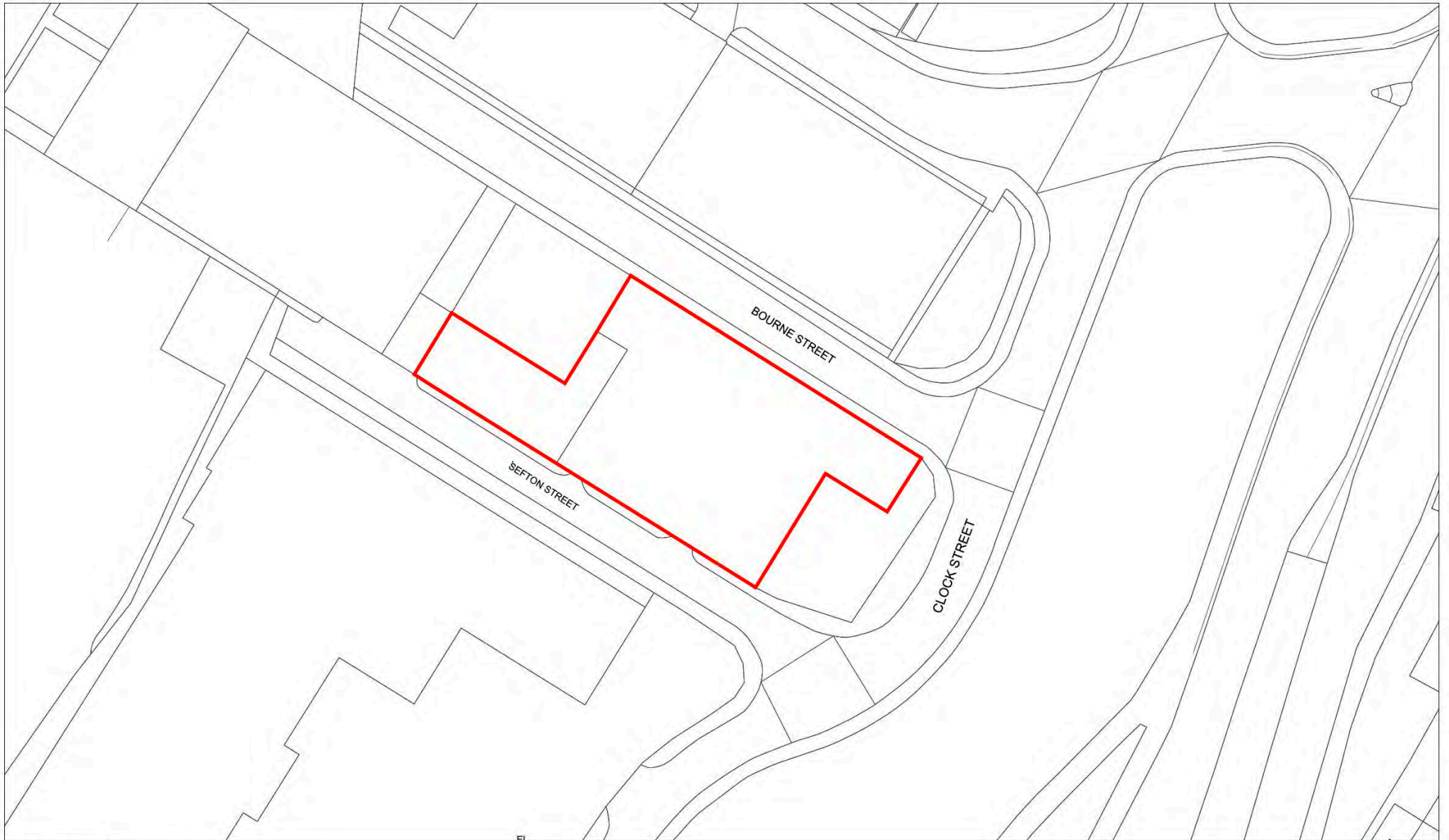
PRoW: There are no public rights of way either through or adjacent to the site.

Summary:

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

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

Greengate Mill



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Kinders Lane Mill



Physical Characteristics

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

Orientation: South-east

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

Floorspace Estimate: 3,393 sqm

No. of floors: 1

No. Chimneys: 0

Description:

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



Planning History:

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

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



Kinders Lane Mill



Heritage

Listed Status: Not listed

Conservation Area: Not situated in a Conservation Area.

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

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

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

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

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

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

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

Communal value: Possible associations with former use but limited.



Kinders Lane Mill

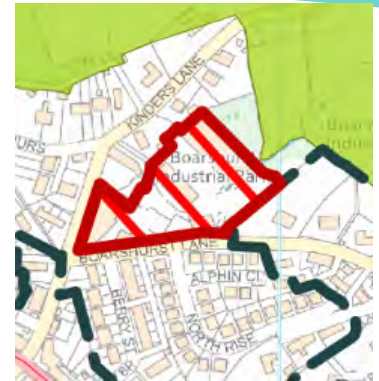


Planning Policy

Current Designation: Identified as a Saddleworth Employment Area

SHLAA 2020: SHA1670 (Discounted Site).

Other:



Affordable Housing Requirement:

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

Accessibility

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

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

Rail Services: Greenfield Station is 0.6 miles away.

Tram Stops: No tram stops within a reasonable distance.

Overall, the site performs relatively well in accessibility terms.

Kinders Lane Mill



Viability

CIL: Non-adopted

Viability Area: VA2

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

Condition: Fair

Housing Potential: High

Employment Potential: Medium



Kinders Lane Mill



Other Planning Constraints

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

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

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

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

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

Summary:

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

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

Kinders Lane Mill



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Oldham Council
 Civic Centre
 West Street
 Oldham
 OL1 1UT



Lane End Mill



Physical Characteristics

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

Orientation: West

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

Floorspace Estimate: 1,877sqm

No. of floors: 1/2

No. Chimneys: 0



Description:

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

Planning History:

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

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



Lane End Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 3

Statement of Significance

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

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

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

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

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

Communal value: In active use but limited communal value.



Lane End Mill



Planning Policy

Current Designation: Not designated.

SHLAA 2020: SHA1672 (Discounted Site).

Other:

Affordable Housing Requirement:



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

Accessibility

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

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

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

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

Overall, the site performs well in accessibility terms.



Lane End Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Medium

Employment Potential: High



Lane End Mill



Other Planning Constraints

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

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

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

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

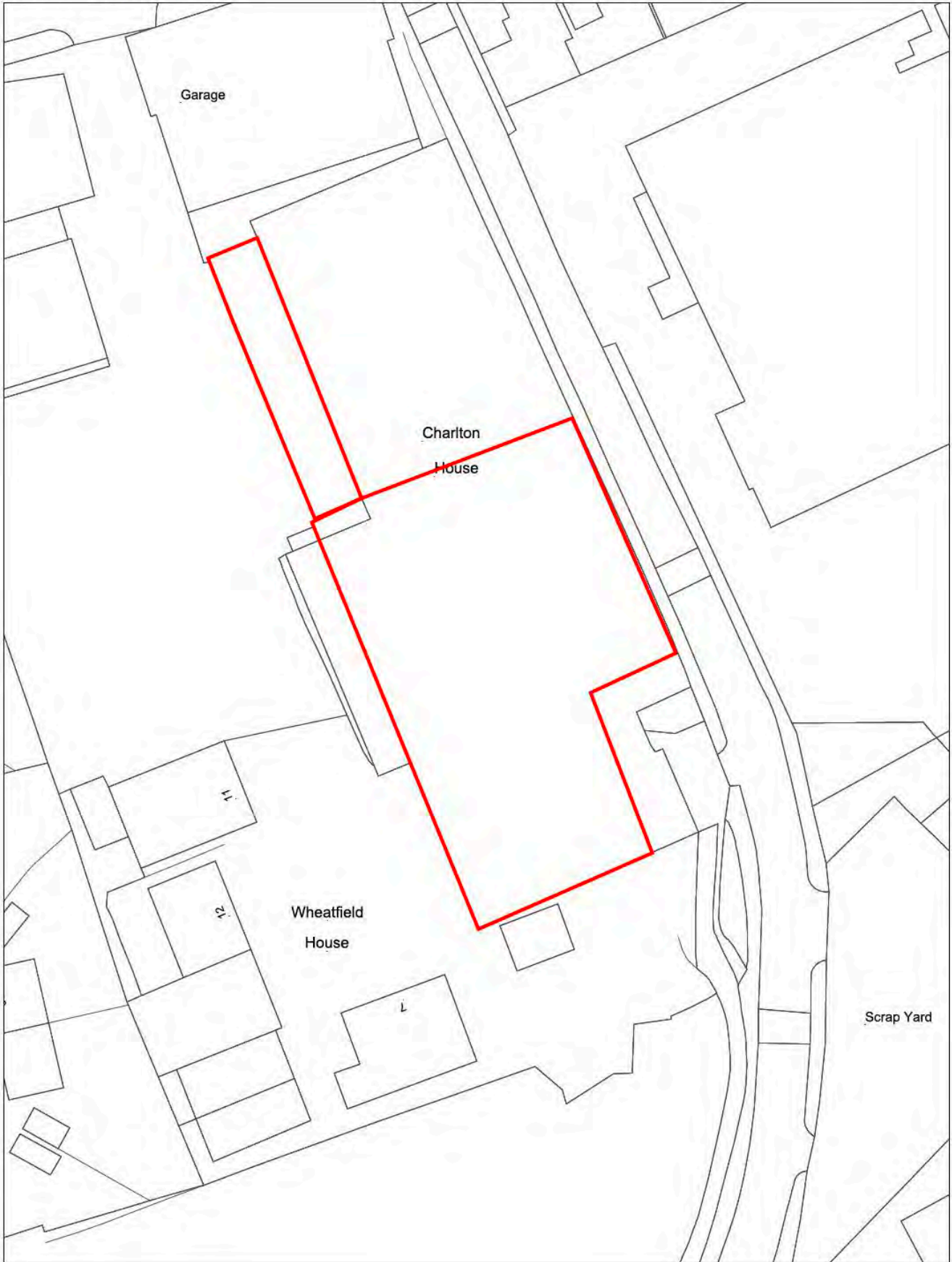
Other: Due to the layout of the site, it has limited curtilage and it does not have its own formal access point. Instead it is a shared access along the western boundary of the site. This could create constraints from a highway perspective.

Summary:

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

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

Lane End Mill



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Oldham
Council

Morton Mill



Physical Characteristics

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

Orientation: West

Floor Plan Depth: approx. 27m

Floorspace Estimate: 3,589sqm

No. of floors: 3

No. Chimneys: 0



Description:

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

Planning History:

There is no relevant planning history.

Morton Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

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

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

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

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

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

Communal value: Possible associations with former use but unlikely.



Morton Mill



Planning Policy

Current Designation: The site is not designated

SHLAA 2020: SHA0808 (Discounted Site).

Other:

Affordable Housing Requirement:



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

Accessibility

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

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

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

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

Overall, the site performs well in accessibility terms.



Morton Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Fair

Housing Potential: Medium

Employment Potential: Medium



Morton Mill



Other Planning Constraints

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

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

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

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

Other:

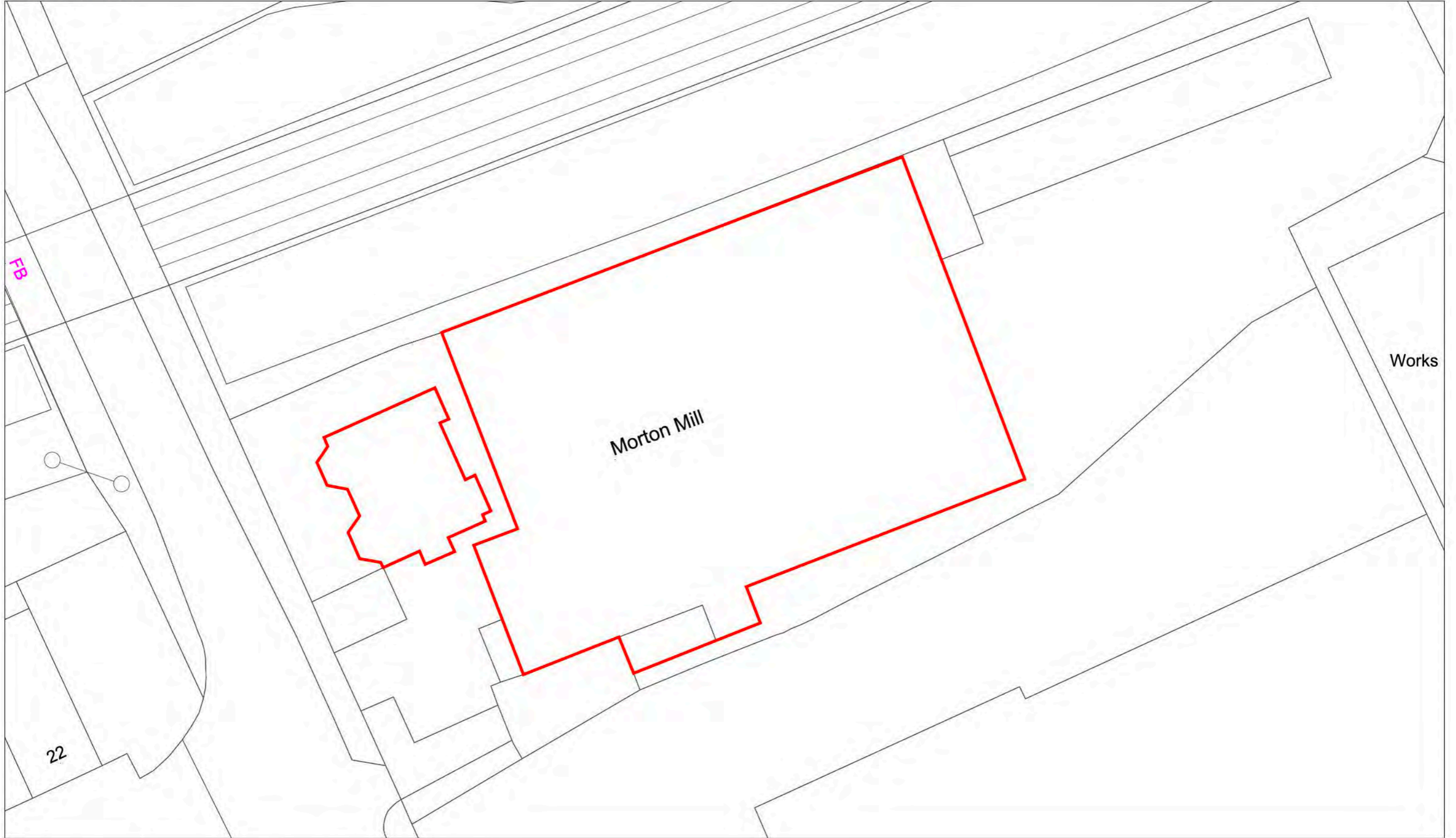
Summary:

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

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

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

Morton Mill



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



Oldham
Council

Paradise Mill



Physical Characteristics

Address: Bell Street, Oldham, OL1 3QA

Orientation: North-east

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

Floorspace Estimate: 1,286sqm

No. of floors: 2

No. Chimneys: 0



Description:

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

Planning History:

No relevant planning history.



Paradise Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 4

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

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

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

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

Setting: Commercial area with many alterations to built fabric.

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

Communal value: None.



Paradise Mill

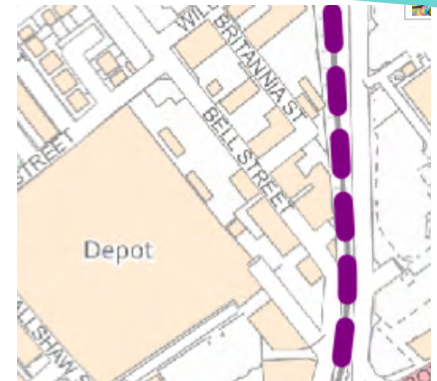


Planning Policy

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

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

Other:



Affordable Housing Requirement:

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

Accessibility

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

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

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

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

Overall, the site performs well in accessibility terms.



Paradise Mill



Viability

CIL: Non-adopted

Viability Area: VA5

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

Condition: Fair

Housing Potential: Low

Employment Potential: Medium

Paradise Mill



Other Planning Constraints

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

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

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

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

Other:

Summary:

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

Paradise Mill



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



Oldham
Council

Prince of Wales Mill



Physical Characteristics

Address: Vulcan Street, Oldham, OL1 4EP

Orientation: South-west

Floor Plan Depth: approx. 13m

Floorspace Estimate: 294sqm

No. of floors: 2

No. Chimneys: 0



Description:

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

Planning History:

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

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

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



Prince of Wales Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 5

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

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

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

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

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

Experience: Historic building with terraced housing adjacent.

Communal value: None.



Prince of Wales Mill



Planning Policy

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

SHLAA 2020: Not identified.

Other:

Affordable Housing Requirement:



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

Accessibility

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

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

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

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

Overall, the site performs well in accessibility terms.

Prince of Wales Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Medium

Employment Potential: Medium

Prince of Wales Mill



Other Planning Constraints

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

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

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

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

Summary:

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

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

Prince of Wales Mill



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Springfield Mills



Physical Characteristics

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

Orientation: South-west

Floor Plan Depth: approx. 14m

Floorspace Estimate: 1,144sqm

No. of floors: 1

No. Chimneys: 0



Description:

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

Planning History:

No relevant planning history.



Springfield Mills



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: Site largely redeveloped.

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

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

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

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

Communal value: None.

Springfield Mills



Planning Policy

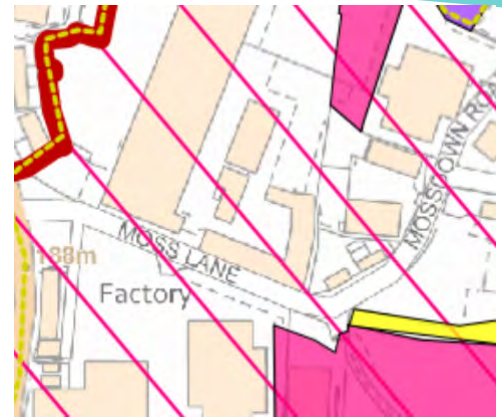
Current Designation: The site is situated in a Business Employment Area and a Waste Area (ref: OL1).

SHLAA 2020: SHA1708 (Discounted Site).

Other:

Affordable Housing Requirement:

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



Accessibility

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

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

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

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

Overall, the site performs relatively well in accessibility terms.



Springfield Mills



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Medium

Employment Potential: High

Springfield Mills



Other Planning Constraints

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

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

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

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

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

Summary:

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

Springfield Mills



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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Springfield Works



Physical Characteristics

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

Orientation: East

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

Floorspace Estimate: 2,234sqm

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

No. Chimneys: 0

Description:

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



Planning History:

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

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



Springfield Works



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features.

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

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

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

Experience: Quiet but in active use.

Communal value: None.



Springfield Works



Planning Policy

Current Designation: The site is not designated.

SHLAA 2020: SHA0050 (Discounted Site).

Other:

Affordable Housing Requirement:



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

Accessibility

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

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

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

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

Overall, the site performs very well in accessibility terms.



Springfield Works



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Medium

Employment Potential: Medium



Springfield Works



Other Planning Constraints

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

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

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

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

Summary:

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

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

Springfield Works



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Oldham Council
 Civic Centre
 West Street
 Oldham
 OL1 1UT



Vale Mill



Physical Characteristics

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

Orientation: East

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

Floorspace Estimate: 2412sqm

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

No. Chimneys: 0

Description:

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



Planning History:

No relevant planning history.

Vale Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features.

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

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

Setting: Surrounded by industrial development.

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

Communal value: None.

Vale Mill

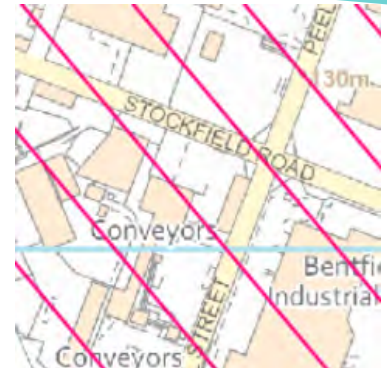


Planning Policy

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

SHLAA 2020: SHA1717 (Discounted Site).

Other:



Affordable Housing Requirement:

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

Accessibility

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

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

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

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

Overall, the site performs very well in accessibility terms.

Vale Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Medium

Employment Potential: High

Vale Mill



Other Planning Constraints

Trees: There are no TPOs on the site.

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

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

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

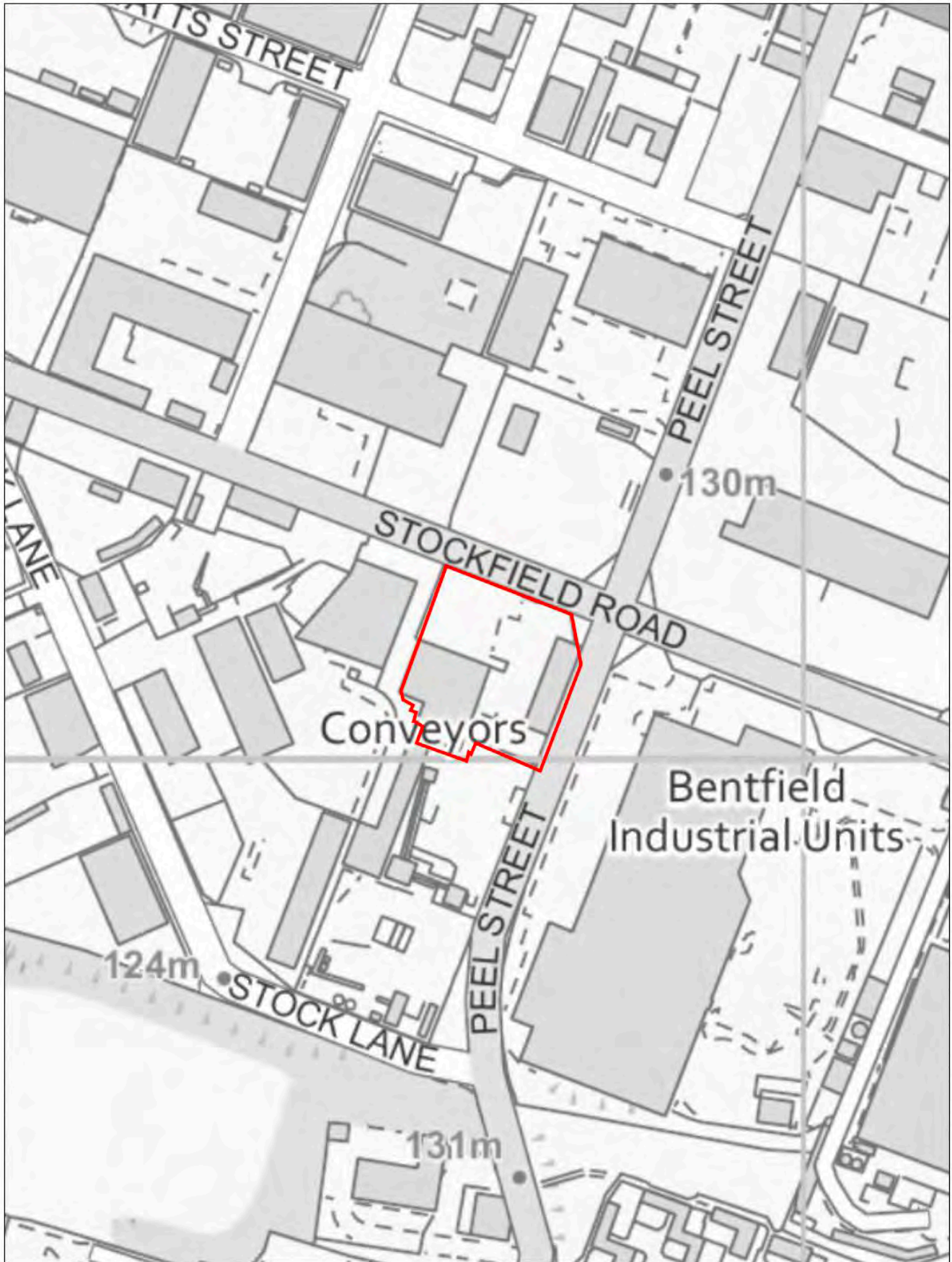
Other:

Summary:

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

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

Vale Mill, Stockfield Road



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Division:	
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Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT



Oldham
Council

Werneth Mill



Physical Characteristics

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

Orientation: North-west

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

Floorspace Estimate: 6,909sqm

No. of floors: 2

No. Chimneys: 0



Description:

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

Planning History:

No relevant planning history.



Werneth Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 2

Statement of Significance

Archaeological interest: HER value medium power system features.

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

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

Setting: Busy roadside location with housing to rear.

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



Werneth Mill



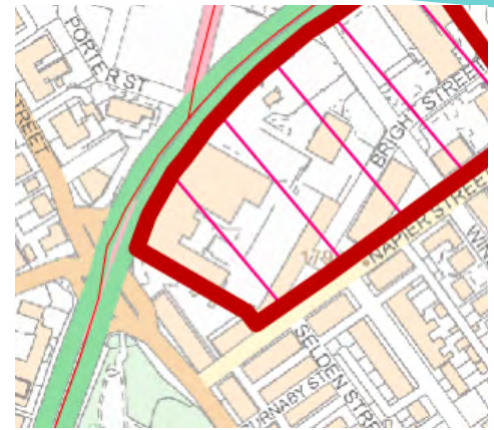
Planning Policy

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

SHLAA 2020: SHA1724 (Discounted Site).

Other:

Affordable Housing Requirement:



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

Accessibility

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

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

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

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

Overall, the site performs very well in accessibility terms.



Werneth Mill



Viability

CIL: Non-adopted

Viability Area: VA5

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

Condition: Good

Housing Potential: Low

Employment Potential: Medium

Werneth Mill



Other Planning Constraints

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

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

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

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

Summary:

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

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

Werneth Mill



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Woodend Mill



Physical Characteristics

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

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

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

Floorspace Estimate: 2,284sqm

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

No. Chimneys: 0

Description:

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



Planning History:

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



Woodend Mill



Heritage

Listed Status: Not listed

Conservation Area: Not in a Conservation Area.

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

Building at Risk Grade (BAR Report): 6

Industrial Landscape Significance (BAR Report): 1

Statement of Significance

Archaeological interest: Low.

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

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

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

Experience: Active use but limited access.

Communal value: None.



Woodend Mill



Planning Policy

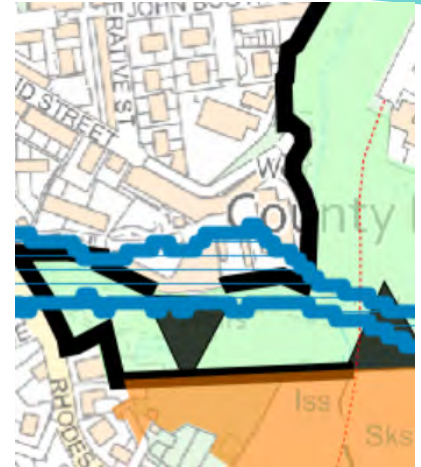
Current Designation: The site is not designated, although the southern block is stated as being in a flood zone.

SHLAA 2020: SHA0066 (Discounted Site).

Other:

Affordable Housing Requirement:

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



Accessibility

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

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

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

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

Overall, the site performs relatively well in accessibility terms.



Woodend Mill



Viability

CIL: Non-adopted

Viability Area: VA3

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

Condition: Good

Housing Potential: Medium

Employment Potential: Low

Woodend Mill



Other Planning Constraints

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

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

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

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

Summary:

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

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

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

Woodend Mill

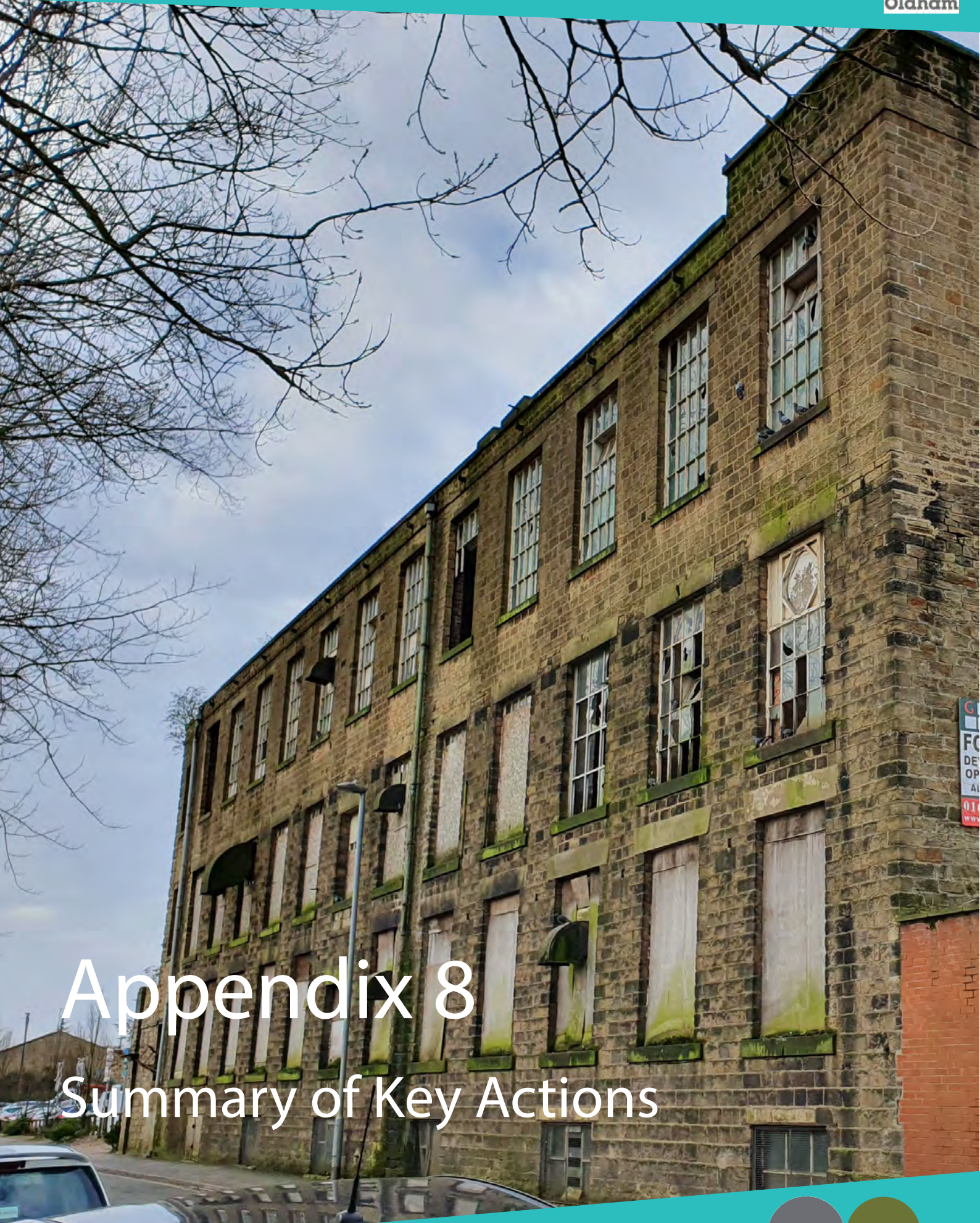


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Appendix 8

Summary of Key Actions

Oldham Mills Strategy

Summary of Key Actions

Priority Level	Summary of Key Actions
<p>High</p>	<ul style="list-style-type: none"> ▪ Identification of high priority mills as non-designated heritage assets. ▪ Imposition of Article 4 Directions to remove permitted development rights for demolition relating to high priority mills. ▪ Planning applications relating to high priority mills to be accompanied by detailed Heritage Statements to provide clear justification for the approach adopted and should also consider how social significance of the mills could be incorporated into the scheme. ▪ Oldham Council to update validation checklist to reflect the need for proposals affecting high priority mills to be accompanied by a Heritage Statement. ▪ Proposals involving the full demolition or partial loss of important mill elements will need to be supported by robust evidence including detailed viability assessments and evidence of marketing to demonstrate the re-use of the mill for alternative uses is not viable. ▪ Building recording to be undertaken in connection with proposals involving the loss of key elements of high priority mill building fabric.
<p>Medium</p>	<ul style="list-style-type: none"> ▪ Supporting text to the future Mill Policy to be incorporated to confirm that medium priority mills could be considered as non-designated heritage assets on a case by case basis as, for example, planning applications come forward for their redevelopment based upon their relative heritage and landscape value.

	<ul style="list-style-type: none"> ▪ Imposition of Article 4 Directions to remove permitted development rights for demolition relating to medium priority mills identified as being of high landscape or heritage value or lying within an identified Mill Cluster. ▪ Planning applications relating to medium priority mills to be accompanied by detailed Heritage Statements to provide clear justification for the approach adopted and should also consider how social significance of the mills could be incorporated into the scheme. ▪ Oldham Council to update validation checklist to reflect the need for proposals affecting medium priority mills to be accompanied by a Heritage Statement. ▪ The alteration, extension or demolition of any buildings contributing to the landscape or heritage interest will require clear justification in relation to the significance and setting of the asset. ▪ Building recording to be undertaken in connection with proposals involving the loss of key elements of medium priority mill building fabric.
Low	<ul style="list-style-type: none"> ▪ Supporting text to the future Mill Policy to confirm that low priority mills could be considered as non-designated heritage assets on a case by case basis as, for example, planning applications come forward for their redevelopment based upon their relative heritage and landscape value. ▪ Development proposals involving the comprehensive redevelopment of low priority mills to be supported in principle subject to compliance with other policies of the Local Plan. ▪ Building recording to be undertaken in connection with proposals involving the loss of key elements of low priority mill building fabric, where deemed appropriate.
General	<ul style="list-style-type: none"> ▪ The LPA need to remain proactive in identifying potential funding streams that remain available to support landowners, developers and other parties seeking to bring forward mill conversion schemes.

- Prospective designation of identified mill clusters as Conservation Areas.
- Definition of Visual Buffer Zones around the identified mill clusters.
- Preparation of View Management Framework to protect key views.
- Development of a Mill Streetscape Project to improve the setting of individual mills.
- Early engagement with mill owners and other key stakeholders in relation to individual mills that may become partly or fully vacant in the future to develop individual mill-specific strategies to support the active re-use of the building in question, which could involve input from representatives of the Council's Business & Housing Teams, the Local Enterprise Partnership and Historic England.
- It is imperative that the LPA recognise the risks associated with bringing residential mill conversion schemes forward, particularly large-scale mill sites, and adopt a progressive and supportive policy framework and decision-making approach to support such proposals. This could include relaxing affordable housing contributions and other planning obligations, which can significantly impact on the delivery of such schemes subject to appropriate viability testing.
- A supportive environment should be developed in order to maximise the contribution that suitable mill sites within appropriate and attractive locations can make to supporting established and emerging key employment sectors within Oldham through both a positive planning regime and other support mechanisms.
- Development of a marketing strategy collaboratively between bodies including Oldham Council, the Local Enterprise Partnership, mill owners, local business groups and other key stakeholders to promote the existing mill stock for employment and residential use to the development sector. Such a strategy would need to highlight the

	<p>potential suitability of mill buildings to accommodate such uses, affordable rental / land values and the strategic advantages offered by Oldham relative to the motorway network and the wider Greater Manchester region.</p> <ul style="list-style-type: none">▪ Use of appropriate enforcement powers for any mills which may fall into disrepair.
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Appendix 9

Consultation Summary

Oldham Mills Strategy: Consultation Overview

A series of targeted consultation sessions and events have been undertaken to inform the preparation of the Oldham Mills Strategy.

A number of consultation workshops were initially held at Oldham Library on 12th & 13th February 2020 with stakeholders including:

- Association of Industrial Archaeology
- District Co-Ordinators
- Oldham Civic Society & Historical Research Group
- Victorian Society
- Oldham Local Studies & Archives
- Royton Local History Society
- Local Property Professionals;
- Officers from Oldham Council

The key issues raised during the course of the consultation sessions can be summarised as follows:

- The group value of the remaining mill stock is key and may be of international significance. Oldham has the best conserved mill landscape of all Greater Manchester mill towns and careful management of the mill stock is therefore required to ensure that this group value is preserved.
- The mills are one of the few things that people nationally would associate Oldham with.

- Once the mills are lost they cannot be recovered and just because a viable use cannot be found in the short to medium term does not necessarily provide sufficient justification for their loss. The mills should be preserved as market conditions may change across the longer term and allow the buildings to be repurposed.
- There needs to be a step change in attitude that the mills are an asset rather than a problem.
- There is a view amongst some sections of the community that the demolition of the mills and redevelopment of the sites for housing is preferable to greenfield release.
- The mills provide a reminder of the faded glory of the town – maybe an unwelcome reminder.
- The mills are an important feature in the landscape but the challenge is securing a viable use. The mills are not generally configured to suit modern industry and conversion to apartments can be challenging.
- Funding is a key challenge in the re-use of mill buildings with limited funding streams available.
- The scope for the re-use of the mill buildings by the public sector should be considered.
- The identified need for housing across Oldham is primarily for family housing as opposed to apartments.
- Oldham's links with Manchester are important and a USP of the town and the mills could potentially deliver new housing and employment floorspace as a spin off of wider growth in Manchester.

A further two-week targeted consultation event on the draft Oldham Mills Strategy was held in October 2020 with the draft strategy hosted on the ELG Planning website with an email link and feedback form provided to enable consultees to provide comments on the draft report. The consultation exercise included mill owners, local councillors and other key stakeholders, with written responses received from the following:

- Oldham Council;
- Historic England;
- Oldham Civic Society;
- Tamecroft Associates (Slackcote Mill, Delph);
- Local developer agents;
- Historic groups;
- Internal Officers (Oldham Council); Goyt Properties (Earl Mill, Orme Mill & Majestic Mill);
- Cllr McLaren (Mills in Chadderton Ward);
- Hourigan Connolly on behalf of Mr D Jones;
- Rapleys on behalf of Bizspace (Albert Mills & Lumb Mill);
- CBRE on behalf of Estuary Park Property Holdings Limited (Elm Mill, Lily Mill No. 1, Lily Mill No. 2);
- Mosaic Town Planning on behalf of Q-Stat Limited (Fir Mill – Vernon Works)



Consultation Webpage:
[\(https://www.elgplanning.co.uk/consultation/oldham-mills/\)](https://www.elgplanning.co.uk/consultation/oldham-mills/)

The consultation responses received primarily focused upon the methodology adopted in relation to the landscape, heritage and viability assessments that have informed the strategy and also provided site specific information on individual mills.

Furthermore, the project team delivered two presentations to the Local Plan Members Panel to provide an overview of the project, including the overall aims and objectives; methodology adopted and details on the preliminary assessments and recommendations.

The views and responses received from stakeholders have been reviewed and incorporated into the final Mills Strategy, as appropriate.

The Oldham Mills Strategy will also form part of the evidence base for the emerging Development Plan and will therefore be subject to further consultation as part of the plan making process.