

# Oldham

# Local Plan

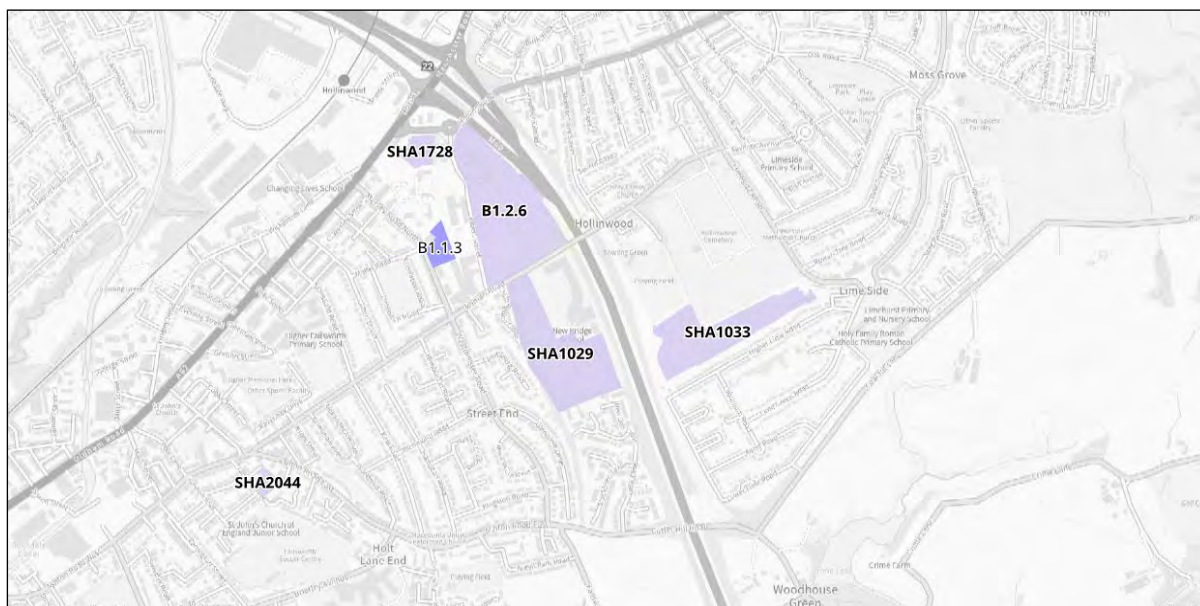
**Local Plan Review: Draft Local  
Plan Proformas for Industry  
and Warehousing Allocations**

December 2023



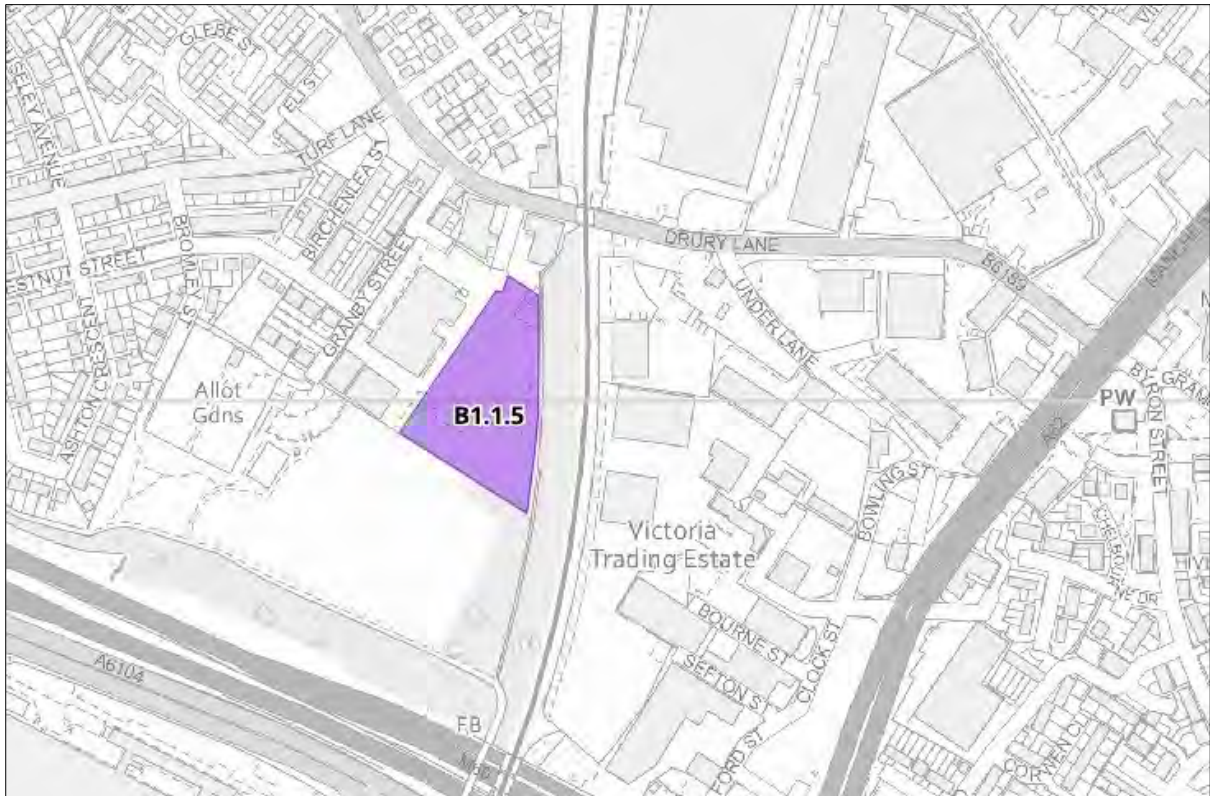
**Oldham**  
Council

## Appendix 4: Proforma's for Potential Office Industry and Warehousing Allocations



Site Details			
<b>Site Reference:</b>	B1.1.3	<b>Site Location:</b>	Land at Mersey Road North/Albert Street, Failsworth, Oldham
<b>Ward:</b>	Failsworth East	<b>Site Area (hectares):</b>	0.57ha
<b>Proposed Use:</b>	Offices or Industry/ Warehousing	<b>Employment Floorspace (sqm)</b>	3,720sqm
<b>Density:</b>	N/a	<b>Within town or district centre:</b>	N/a
<b>Planning History:</b>	No planning history.	<b>Site Ownership:(Council/ Public Body/ Private/ Mixed)</b>	Council
Site Suitability			
<b>IA Site Assessment Summary:</b>	The site scores significantly positively in relation to objectives for brownfield land and public transport accessibility and positive for objectives such as flood risk, historic assets and deprivation. There may be some mitigation needed regarding the access and the effect on centres		<b>Site Achievability:</b> Site is considered deliverable in the short term.

	is uncertain as it is unknown at this stage if the site will be suitable for office or industrial and warehousing.		
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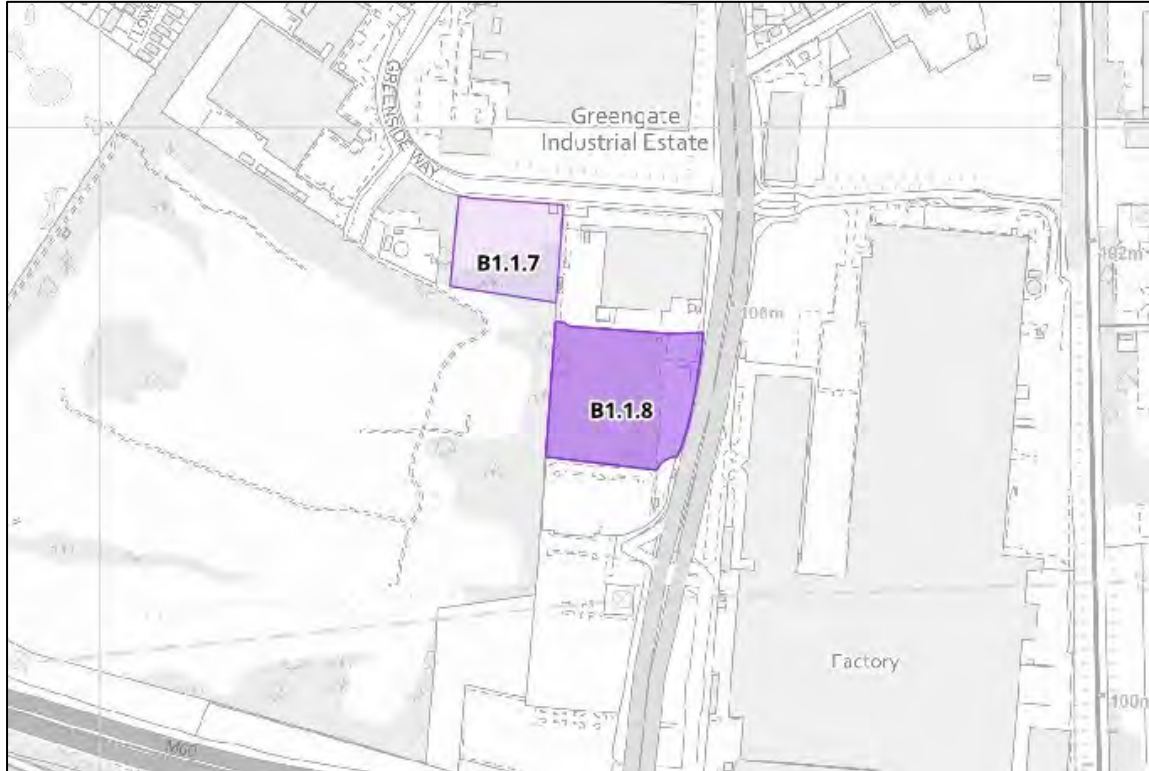
Site Details			
<b>Site Reference:</b>	B1.1.5	<b>Site Location:</b>	Sellers Way
<b>Ward:</b>	Chadderton South	<b>Site Area (hectares):</b>	0.93ha
<b>Proposed Use:</b>	Offices or Industry/ Warehousing	<b>Employment Floorspace (sqm)</b>	3,960sqm
<b>Density:</b>	N/a	<b>Within town or district centre:</b>	N/a
<b>Planning History:</b>	Extant Planning Permission - FUL/346005/20	<b>Site Ownership: (Council/ Public Body/ Private/ Mixed)</b>	Private
Site Suitability			
<b>IA Site Assessment Summary:</b>	The site scores significantly positively in relation objectives for brownfield land and public transport accessibility and positive for objectives such as flood risk, historic assets and deprivation. The	<b>Site Achievability:</b>	Site is considered deliverable in the short term.

	effect on centres is uncertain because it is unknown at this stage if the site will be suitable for office or industrial and warehousing.		
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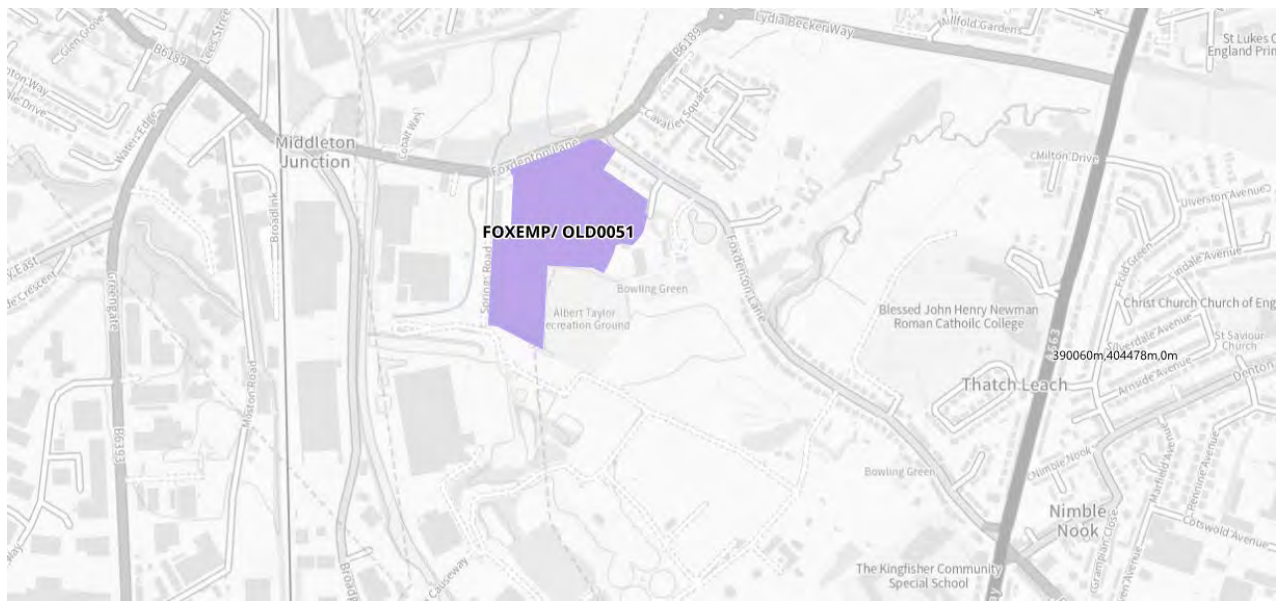
Site Details			
<b>Site Reference:</b>	B1.1.7	<b>Site Location:</b>	Land at Greenside Way
<b>Ward:</b>	Chadderton Central	<b>Site Area (hectares):</b>	0.63ha
<b>Proposed Use:</b>	Office or Industry/ Warehousing	<b>Employment Floorspace (sqm)</b>	3,654sqm
<b>Density:</b>	N/a	<b>Within town or district centre:</b>	N/a
<b>Planning History:</b>	Extant Planning Permission - FUL/350748/23	<b>Site Ownership: (Council/ Public Body/ Private/ Mixed)</b>	Private
Site Suitability			
<b>IA Site Assessment Summary:</b>	The site scored positively for objectives relating to flood risk, historic assets and public transport accessibility. It scored uncertain for the effect on centres as it is unknown at this stage if	<b>Site Achievability:</b>	Site is considered deliverable in the short term.

	the site will be most suitable for office or industrial and warehousing.		
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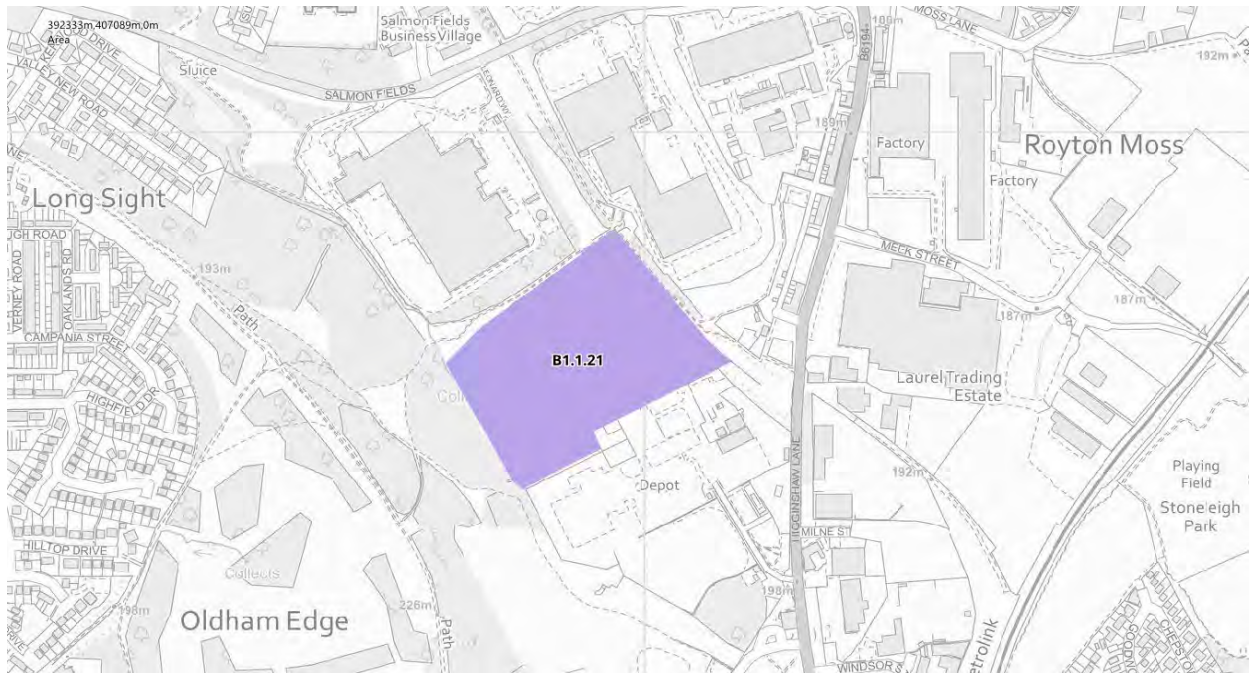
Site Details			
<b>Site Reference:</b>	B1.1.8	<b>Site Location:</b>	Land at Greengate, Chadderton
<b>Ward:</b>	Chadderton Central	<b>Site Area (hectares):</b>	1.19ha
<b>Proposed Use:</b>	Office or Industry/ Warehousing	<b>Employment Floorspace (sqm)</b>	3,654sqm
<b>Density:</b>	N/a	<b>Within town or district centre:</b>	N/a
<b>Planning History:</b>	Extant Planning Permission - FUL/348818/22	<b>Site Ownership: (Council/ Public Body/ Private/ Mixed)</b>	Private
Site Suitability			
<b>IA Site Assessment Summary:</b>	The site scored positively for objectives relating to flood risk, historic assets and public	<b>Site Achievability:</b>	Site is considered deliverable in the short term.

	transport accessibility. It scored uncertain for the effect on centres as it is unknown at this stage if the site will be most suitable for office or industrial and warehousing.		
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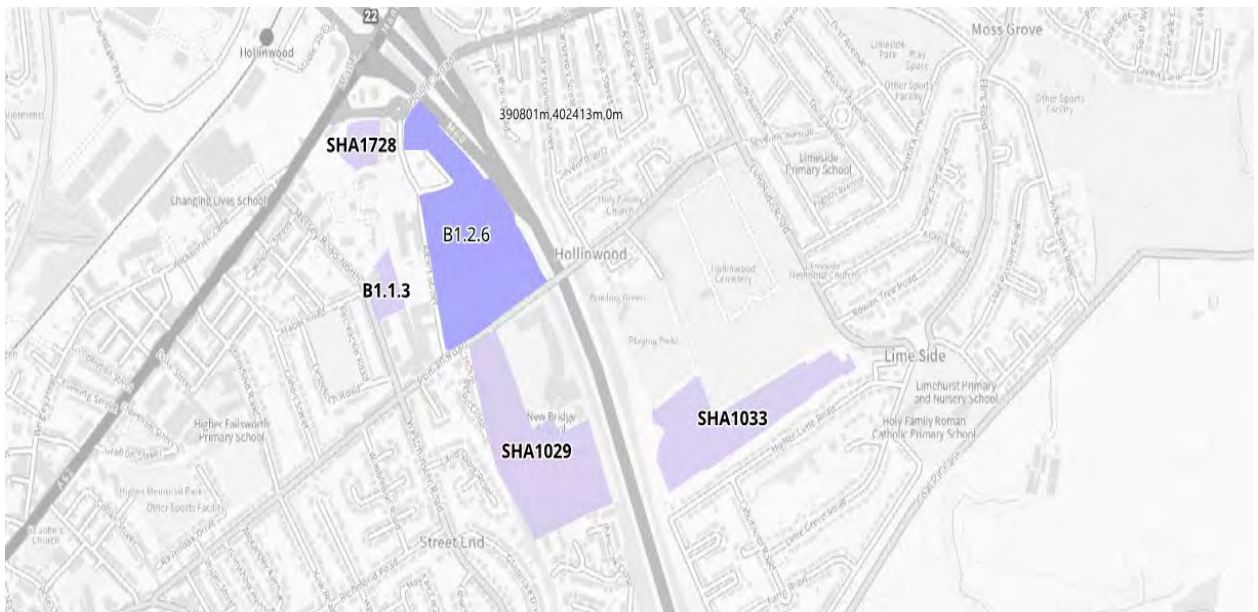
Site Details			
<b>Site Reference:</b>	FOXEMP/ OLD0051	<b>Site Location:</b>	Land at Foxdenton
<b>Ward:</b>	Chadderton South	<b>Site Area (hectares):</b>	5.10ha
<b>Proposed Use:</b>	Office or Industry/ Warehousing	<b>Employment Floorspace (sqm)</b>	20,080sqm
<b>Density:</b>	N/a	<b>Within town or district centre:</b>	N/a
<b>Planning History:</b>	Extant Planning Permission (Outline) - PA/334355/13	<b>Site Ownership: (Council/ Public Body/ Private/ Mixed)</b>	Private
Site Suitability			
<b>IA Site Assessment Summary:</b>	The site scores uncertain against some objectives due to the presence of wet grassland and scrub and the sites proximity to the Rochdale Canal It also scores an uncertain as the employment use (office or industry and	<b>Site Achievability:</b>	Site is considered deliverable in the short term.

	warehousing) has not yet been specified. There are also some uncertainties with regards to air quality and local environmental quality due to the proximity of the homes on Foxdenton Lane. The site scores negatively as it is a greenfield site in the urban area.		
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Site Details			
<b>Site Reference:</b>	B.1.21	<b>Site Location:</b>	Former British Gas site, Higginshaw Lane (new boundary)
<b>Ward:</b>	Royton South	<b>Site Area (hectares):</b>	4.55
<b>Proposed Use:</b>	Offices or Industry/ Warehousing	<b>Employment Floorspace (sqm)</b>	16,800
<b>Density:</b>	N/a	<b>Within town or district centre:</b>	N/a
<b>Planning History:</b>	Extant Planning Permission - PA/344755/20	<b>Site Ownership: (Council/ Public Body/ Private/ Mixed)</b>	Private
<b>Site Suitability</b>			

<b>IA Site Assessment Summary:</b>	<p>The site scores positively in relation objectives around flood risk, historic assets and public transport accessibility. The site scored uncertain in relation to ecology as there are priority habitat and green corridors around some of the site boundaries. Another uncertain is the effect on our centres, this is because it is unknown as yet if the site will be suitable for office or industrial and warehousing.</p>	<b>Site Achievability:</b>	<p>Site is considered deliverable in the short term.</p>
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Site Details			
<b>Site Reference:</b>	B1.2.6	<b>Site Location:</b>	Land at Albert St, Failsworth, Oldham
<b>Ward:</b>	Failsworth East	<b>Site Area (hectares):</b>	6.21ha
<b>Proposed Use:</b>	Offices or Industry/ Warehousing	<b>Employment Floorspace (sqm)</b>	20,000sqm
<b>Density:</b>	N/a	<b>Within town or district centre:</b>	N/a
<b>Planning History:</b>	Extant Planning Permission - PA/333717/13	<b>Site Ownership: (Council/ Public Body/ Private/ Mixed)</b>	Council
<b>Site Suitability</b>			



<b>IA Site Assessment Summary:</b>	<p>The site scores significantly positively for objectives on the use of brownfield land and regeneration and positive for the objectives on public transport accessibility, flood risk and historic assets. The site will require habitat and bird surveys so scores uncertain with regards ecology and further investigation is required at the next stage of the Local Plan Review.</p>	<b>Site Achievability:</b>	<p>Site is considered deliverable in the short term.</p>
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Site Details			
<b>Site Reference:</b>	OLD0170	<b>Site Location:</b>	Former Windsor Mill, Hollins Road, Failsworth
<b>Ward:</b>	Failsworth East	<b>Site Area (hectares):</b>	0.60
<b>Proposed Use:</b>	Offices or Industry/ Warehousing	<b>Employment Floorspace (sqm)</b>	2,400sqm
<b>Density:</b>	N/a	<b>Within town or district centre:</b>	N/a
<b>Planning History:</b>	Extant Planning Permission - PA/333717/13	<b>Site Ownership:</b>	Private

		(Council/ Public Body/ Private/ Mixed)	
<b>Site Suitability</b>			
<b>IA Site Assessment Summary:</b>	The site scores significantly positively for objectives on the use of brownfield land and public transport accessibility and positives with regards. The site scored uncertain regarding the effect on our centres, this is because it is unknown as yet if the site will be suitable for office or industrial and warehousing.	<b>Site Achievability:</b>	Site is considered deliverable in the short term.