

Tameside Council

# Brownfield Land Register 2023



## **Prepared by**

Planning Policy  
Tameside Metropolitan Borough Council  
PO Box 304  
Ashton-under-Lyne  
Tameside  
OL6 0GA

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## **Main contributors**

Simon Pateman  
Laura Smith  
Patrick Rushton

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## **Checked By**

Graham Holland – Planning Policy Team Manager

## **Issued By**

Melanie Hale – Head of Planning

## **Approved By**

Councillor Jan Jackson– Executive Member – Planning, Transport and Connectivity  
Julian Jackson – Director of Place

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## 1.0 Introduction

- 1.1 [Regulation 3 of the Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) requires each local planning authority in England to prepare, maintain and publish a register of previously developed (brownfield) land suitable for housing, known as the Brownfield Land Register.
- 1.2 The purpose of the register is to provide up-to-date and consistent information on brownfield sites that local authorities, such as Tameside, consider appropriate for residential development, having regard to the criteria set out in Regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017<sup>1</sup>.
- 1.3 Planning Practice Guidance was published (28 July 2017) to support local planning authorities in preparing and publishing Brownfield Land Registers (BLRs), together with the brownfield land registers data standard (updated 31 October 2019). Both these documents are available via the following links:
- <https://www.gov.uk/guidance/brownfield-land-registers>
  - <https://www.gov.uk/government/publications/brownfield-land-registers-data-standard>
- 1.4 The BLR consists of two parts: Part 1 comprises all brownfield sites that meet the relevant criteria<sup>2</sup> and are appropriate for residential development; whilst those sites entered into Part 2 of the BLR are granted permission in principle<sup>3</sup>.
- 1.5 Local planning authorities are required to update the information relating to each entry and review the sites on their registers at least once a year, and are encouraged to conduct more frequent updates of the register where they wish to do so.

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<sup>1</sup> DLUHC & MHCLG (July 2017) Planning Practise Guidance Brownfield Land Registers, Paragraph 001 Reference ID: 59-001-20170728

<sup>2</sup> Regulation 4 The Town and Country Planning (Brownfield Land Register) Regulation 2017

<sup>3</sup> <https://www.gov.uk/guidance/permission-in-principle>

## 2.0 Previously Developed (Brownfield) Land

2.1 Previously developed land, also referred to as brownfield land, is defined in Annex 2 of the (2021) National Planning Policy Framework as:

‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.’

2.2 The BLR guidance states that greenfield land is not appropriate for inclusion in a brownfield land register. It goes on to state that where it is unclear as to whether the whole site is previously developed land, only the brownfield part of the site should be included in Part 1 of the register<sup>4</sup>.

## 3.0 Methodology

### 3.1 Part 1 of the Brownfield Land Register

3.1.1 Part 1 of a Brownfield Land Register comprises all brownfield sites that Tameside, as the local planning authority, has assessed as appropriate for residential development.

3.1.2 Criteria 4(1) of the 2017 Regulations<sup>5</sup> is clear that **the register must include all brownfield sites at least 0.25 hectares in size, or capable of supporting at least 5 dwellings** and that the Council considers to be suitable, available and achievable for residential development. The Council

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<sup>4</sup> DLUHC & MHCLG (July 2017) Planning Practice Guidance: Brownfield land register, paragraph 011 Reference ID: 59-011-20170728

<sup>5</sup> Regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017

can also choose to include smaller sites in Part 1 of the register, but is not obliged to.

3.1.3 Guidance states that the register must include all sites which meet the relevant criteria regardless of their planning status<sup>6</sup>. Therefore sites with extant full planning permission, outline planning permission and permission in principle that has not been implemented, as well as those sites without planning permission where the local authority has assessed them as appropriate for residential development, will be included within Part 1 of the Tameside register. To note the yield figure in the BLR may differ slightly for some sites when compared to those included in the Strategic Housing and Economic Land Availability Assessment (SHELAA). This is because the BLR estimates total delivery of dwellings on a site and, in some cases, this extends beyond the period covered by the SHELAA (01 April 2023 - 31 March 2038).

3.1.4 The Brownfield Land Register guidance also advises that local planning authorities should utilise evidence gathered as part of their Strategic Housing Land Availability Assessment (SHLAA) to identify potential sites that maybe suitable for inclusion in a brownfield land register<sup>7</sup>. Tameside have adopted this approach in that information collected from the 2023 SHELAA and previous Strategic Housing Land Availability Assessments (SHLAAs) have been used to identify relevant sites for this BLR update.

3.1.5 Tameside has also taken into consideration the criteria in Regulation 4(2) of the Town and Country Planning (Brownfield Land Register) Regulations 2017 which set out that sites on the register must be:

- ‘Achievable’ in relation to residential development of any land means that, in the opinion of the local planning authority, the development is likely to take place within 15 years of the entry date;

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<sup>6</sup> DLUHC & MHCLG (July 2017) Planning Practice Guidance: Brownfield land register, paragraph: 010 Reference ID: 59-010-20170728

<sup>7</sup> DLUHC & MHCLG (July 2017) Planning practice Guidance: Brownfield land register, paragraph 017 Reference ID: 59-017-20170728

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- ‘Available’ for residential development in relation to any land means that the relevant owner or developer has expressed an intention to sell or develop the land and in the opinion of the local authority there are no issues relating to the ownership of the land or other legal impediments which might prevent residential development of the land taking place;
- ‘Suitable’ for residential development, having been allocated in a local development document for residential development; has planning permission for residential development; has grant of permission in principle for residential development; and
- In the opinion of the Council, appropriate for residential development having regard to any: adverse impact on the natural environment or local built environment (including heritage assets) taking into account the National Planning Policy Framework (NPPF) and relevant policies in the development plan; adverse impact on local amenity, either for occupiers of the housing or those of neighbouring properties (which presumably could include remaining employment uses); and relevant representations received.

3.1.6 In addition to the criteria set out above, Local Planning Authorities, such as Tameside are also required to have regard to a range of plans, advice and strategies identified in section 14A of the Planning and Compulsory Purchase Act 2004<sup>8</sup> including:

- (a) the development plan;
- (b) national policies and advice; and
- (c) any guidance issued by the Secretary of State for the purposes of the regulations.

3.1.7 The planning practice guidance goes further to say that this includes development plan documents, Spatial Development Strategies, relevant neighbourhood plans, the National Planning Policy Framework, Planning

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<sup>8</sup> <https://www.legislation.gov.uk/ukpga/2004/5/section/14A>



Practice Guidance, any other guidance published by the Secretary of State, any other relevant statutory requirements and guidance<sup>9</sup>.

## 3.2 Part 2 of the Brownfield Land Register

3.2.1 Planning practice guidance advises that Part 2 of a brownfield land register is a subset of Part 1. Part 2 will comprise only those sites in Part 1 that the local planning authority has considered to be suitable for a grant of permission in principle for residential development<sup>10</sup>.

3.2.2 Permission in Principle (PiP) has been introduced as an alternative route to gaining planning permission for residential development. The approach separates the approval of principle from that of detail; the latter is covered by the technical details consent stage. Therefore the process provides certainty on the 'in principle' matters of use, location and amount of development rather than using the outline permission process<sup>11</sup>.

3.2.3 The PiP consent route has 2 stages:

- First stage establishes whether a site is suitable in principle for residential development; and
- Second ('technical details consent') stage is when the detailed development proposals are assessed.

3.2.4 The scope of permission in principle is limited to location, land use and amount of development. Other matters should be considered at the technical details consent stage<sup>12</sup>. However, it is worth noting that Part 2 sites will receive permission in principle for a specified range of dwellings and they will

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<sup>9</sup> Planning Practice Guidance: Brownfield land register, paragraph: Paragraph: 009 Reference ID: 59-009-20170728

<sup>10</sup> DLUHC & MHCLG (July 2017) Planning Practice Guidance: Brownfield land register, Paragraph: 006 Reference ID: 59-006-20170728

<sup>11</sup> DLUHC & MHCLG (July 2017). Planning Practise Guidance: Permission in Principle,

<sup>12</sup> DLUHC & MHCLG (July 2017). Planning Practise Guidance: Permission in Principle, Paragraph: 012 Reference ID: 58-012-20180615

need to be advertised and consulted on in a similar way to the development management process<sup>13</sup>.

## 4.0 2023 Tameside Brownfield Land Register

### 4.1 Part 1 of the 2023 Tameside Brownfield Land Register

4.1.1 In order to meet the requirement for an annual review, Tameside Council has prepared this 2023 update to Part 1 of its Brownfield Land Register. This review has been directly informed by the Council's 2022 SHELAA, and as such is a subset of the SHELAA data.

4.1.2 Having regard to the relevant Regulations and guidance outlined in Section 3 of this report, only those sites identified as being wholly brownfield, with the potential to yield five or more dwellings and are not considered to be under construction or complete as of 31 March 2023 are included within the 2023 Tameside BLR. No site with an application submitted after 31 March 2023 will be included within the 2023 BLR, but it will be considered for inclusion within future updates. The Council has also taken the view that greenfield sites and those with a mixture of greenfield and brownfield land should be excluded from the register.

4.1.3 For each site on the register the Council has identified the minimum net number of dwellings that it estimates the site should support. For sites with planning permission this has been given as the number of homes that have been approved as part of that permission; on sites without planning permission the minimum net number of homes is based on an assumption in relation to the potential density of development on each site having regard to its location etc.

4.1.4 The Council is also required to identify the maximum number of dwellings a site is capable of supporting where that site does not have planning permission. For simplicity in compiling this register, the Council has assumed

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<sup>13</sup> DLUHC & MHCLG (July 2017). Planning Practise Guidance: Permission in Principle, Paragraph: 016 Reference ID: 58-016-20180615

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that the maximum is the same as the minimum. However, this would not prevent developers from applying for a higher or lower level of housing on any of these sites.

- 4.1.5 It is not considered that Part 1 of Tameside’s 2023 BLR falls within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004. This is because the Register does not fall within the categories of plans and programmes that require a Strategic Environmental Assessment (SEA) as set out in the SEA Directive and Regulations. Specifically, it does not set the framework for future development consent nor is it required by legislative, regulatory or administrative provisions. The decision that the register does not require SEA will be kept under review.
- 4.1.6 It should also be noted that the Brownfield Land Register presents only part of the amount of brownfield residential land that is in Tameside. This is because sites that are either under construction and/ or not wholly brownfield in nature are excluded from the register. The SHELAA continues to remain the comprehensive assessment of future housing land supply in the borough and includes dwellings on sites that are excluded from the Brownfield Land Register for reasons set out above.
- 4.1.7 Using the methodology set out above the Council has **identified 103 brownfield sites** considered suitable for inclusion within Part 1 of the 2023 Tameside Brownfield Land Register. Based on the analysis of the SHELAA 2023 process it has been determined that these sites have the **potential to deliver 3592 residential units** on 47.09 Ha of brownfield land.
- 4.1.8 The change in the number of sites from 97 and potential site yield of 3,545 dwellings identified within the 2022 BLR can be attributed to the local planning authority’s annual housing land monitoring, which identifies additional sites with extant permission to be added onto the register and the discounting of sites that are either under construction or where development is complete. Table 1 below identified that sites that have been removed from the 2023 BLR.

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Removed
H-DUKSTB-040	Site of former Christ Church, Quarry Street, Stalybridge	0.21	10	31/03/2020	31/03/2023
H-DUKSTB-079	Park House 5 Acres Lane	0.2	12	31/03/2022	31/03/2023
H-HYDNEW-083	Spring Gardens, Spring Gardens, Hyde	0.22	12	31/12/2018	31/03/2023
H-LONGDE-022	Hattersley Regeneration Site 28: Site of 15-57 Atherton Avenue and adjoining land, Atherton Avenue and Hyde Road, Hattersley, Hyde	0.37	20	31/12/2018	31/03/2023
H-STANTH-074	Rydal Walk, Ambleside, Stalybridge	0.66	16	31/03/2021	31/03/2023
H-STMICH-009	Premises and land at 239 Mossley Road, Town Construction Ltd, 239 Mossley Road, Ashton-under-Lyne, OL6 6LN	0.06	8	04/12/2017	31/03/2023
H-STMICH-045	Works unit on Rutland Street, Rutland Street, Ashton-under-Lyne, OL6 6TX	0.23	17	31/12/2018	31/03/2023
H-STPETE-168	Emmanuel Court, Henrietta Street, Ashton-Under-Lyne, OL6 8PH	0.21	13	31/03/2021	31/03/2023
		<b>2.16</b>	<b>108</b>		

**Table 1:** List of sites removed from the 2023 BLR

4.1.9 Appendix 1 provides a list of those sites included within Part 1 of the 2023 BLR, whilst Appendix 2 of this report provides a map identifying the 103 sites included within Part 1 of the 2023 BLR. Information relating to those sites included within the 2022 BLR can be found in Appendix 3 and 4.

## 4.2 Part 2 of the 2023 Tameside Brownfield Land Register

4.2.1 At this time no work has been undertaken by the Council relating to Part 2 of its Brownfield Land Register.

## 5.0 Publication of the 2023 Tameside Brownfield Land Register

5.1 Publication of the Brownfield Land Register takes place through a number of channels:

- The Council's planning web page:  
<https://www.tameside.gov.uk/planning/brownfieldregister>
- Greater Manchester Combined Authority Mapping:  
<https://mappinggm.org.uk/gmodin/>
- Data.gov.uk Open Data: <https://data.gov.uk/dataset/ab455b9d-c2f2-4415-b85e-baa5c7e7d75d/tameside-brownfield-land-register>

5.2 These will be updated following approval of the Council's updated 2023 Brownfield Land Register.

## Appendix 1 – List of sites in the 2023 Tameside Brownfield Land Register

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-AUDENS-082	Former Blue Pig PH, Blue Pig, 296-298 Audenshaw Road, Audenshaw, M34 5PJ	0.24	8	31/12/2018	31/03/2021
H-AUDENS-129	218 Audenshaw Road, Audenshaw	0.18	6	31/03/2023	31/03/2023
H-DENSTH-022	Former Two Trees School, 101 Two Trees Lane, Denton, M34 7QL	7.83	274	31/03/2019	31/03/2021
H-DENSTH-031	Former site of the Old Rectory, Meadow Lane, Denton, M34 7GD	0.36	13	04/12/2017	31/03/2021
H-DENTNE-004	Premises adjacent to 28 Town Lane, 28 Town Lane, Denton, M34 5EE	0.17	6	31/12/2018	31/03/2021
H-DENTNE-005	Works building, 88-90 Wilton Street, Denton	0.29	28	04/12/2017	31/03/2021
H-DENTNE-070	Former Denton Baths, Victoria Street, Denton	0.22	17	31/03/2022	31/03/2022
H-DENTNE-075	Lloyds TSB Bank 38 Ashton Road	0.03	8	31/03/2023	31/03/2023
H-DROEST-010	Land at Burman Street, Burman Street, Droylsden	0.25	12	31/12/2018	31/03/2021
H-DROEST-013	Land adjacent to 46 Gorsey Fields, 46 Gorsey Fields, Droylsden	0.18	9	04/12/2017	31/03/2021
H-DROEST-020	Dream Centre, King Street, Droylsden, M43 6TR	0.09	9	31/12/2018	31/03/2021
H-DROEST-025	Garage land adjacent to 342 Fairfield Road, 342 Fairfield Road, Droylsden, M43 7LN	0.13	13	31/12/2018	31/03/2021
H-DROEST-038	Land on the corner of King Street and Market Street, King Street, Droylsden, M43 6DQ	0.07	6	31/12/2018	31/03/2021
H-DROEST-055	Seamark, Seamark, Edge Lane, Droylsden, M43 6SJ	2.24	170	31/12/2018	31/03/2021
H-DROEST-069	Moss Tavern site, Moss Tavern, 99-101 Ashton Road, Droylsden, M43 7FJ	0.2	23	31/12/2018	31/03/2021
H-DROWST-019	Works adjacent 189 Manor Road, 189 Manor Road, Droylsden, M35 6PW	0.08	7	31/12/2018	31/03/2021
H-DROWST-035	Droylsden Labour Club 100 Manchester Road	0.04	5	31/03/2023	31/03/2023
H-DUKINF-017	Former site of North Star Public House, Queen Street, Dukinfield, SK16 4LS	0.09	32	04/12/2017	31/03/2021
H-DUKINF-018	Garage and showroom at 193 King Street, 193 King Street, Dukinfield, SK16 4TH	0.18	26	04/12/2017	31/03/2021
H-DUKINF-056	1 Ralphps Lane	0.32	29	31/03/2023	31/03/2023
H-DUKSTB-002	Land adjacent 102-128 Sandy Lane, 102-128 Sandy Lane, Dukinfield	0.4	15	04/12/2017	31/03/2021
H-DUKSTB-023	Castle Street car park, Castle Street, Stalybridge, SK15 1PD	0.51	51	04/12/2017	31/03/2021
H-DUKSTB-039	Site of Wellington Inn, Caroline Street/Bridge Street, Stalybridge, SK15 1PD	0.15	24	04/12/2017	31/03/2021
H-DUKSTB-062	Parking area, rear of 1-7 Gloucester Rise, 1-7 Gloucester Rise, Dukinfield	0.21	7	04/12/2017	31/03/2021
H-DUKSTB-079	Park House 5 Acres Lane, Stalybridge	0.20	5	31/03/2023	31/03/2023

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-DUKSTB-080	1 Trinity Street, Stalybridge	0.05	5	31/03/2022	31/03/2022
H-HYDGOD-034	132A and 134 Mottram Road, 132A and 134 Mottram Road, Hyde, SK14 2RZ	0.15	15	31/12/2018	31/03/2021
H-HYDGOD-039	The Lodge Mill Lane, Hyde, SK14 2DL	0.09	9	31/12/2018	31/03/2021
H-HYDGOD-078	Site of former hall adjacent St James Church, Underwood Road, Hyde, SK14 3DH	0.14	5	31/12/2018	31/03/2021
H-HYDGOD-088	Former Hyde Library Union Street, Hyde	0.86	65	31/03/2022	31/03/2022
H-HYDNEW-003	Former Newton Printworks (ABC Wax), Clarendon Road, Hyde, SK14 2LJ	5.69	155	31/12/2018	31/03/2021
H-HYDNEW-020	Garage plot on junction of Lovell Drive and Welch Road, Welch Road, Hyde	0.1	5	31/12/2018	31/03/2020
H-HYDWER-011	Yard & car park on Syddall Street, Syddall Street, Hyde, SK14 1LB	0.14	13	31/12/2018	31/03/2021
H-HYDWER-059	Dress Up and Party, The Showroom, Croft Street, Hyde	0.03	6	04/12/2017	31/03/2021
H-HYDWER-074	68 - 70 Market Street, Hyde, SK14 1ES	0.02	7	31/03/2020	31/03/2021
H-HYDWER-082	First Floor Shirley House Oldham Street, Hyde	0.03	7	31/03/2022	31/03/2022
H-HYDWER-087	Ground Floor Shirley House Oldham Street	0.03	6	31/03/2023	31/03/2023
H-HYDWER-089	11 Railway Street	0.03	7	31/03/2023	31/03/2023
H-LONGDE-008	Land at Dove House off Wood Street, Wood Street, Hollingworth, Hyde, SK14 8NJ	0.16	5	04/12/2017	31/03/2021
H-LONGDE-023	Former Police Station, Atherton Avenue, Hyde, SK14 6NL	0.21	7	31/12/2018	31/03/2021
H-LONGDE-042	Land off Bretland Gardens, Mottram	0.22	7	31/03/2023	31/03/2023
H-LONGDE-160	Roe Cross Green Cafe Roe Cross Road, Mottram, SK14 6SD	0.29	5	31/03/2019	31/03/2021
H-LONGDE-219	Land adjacent 2 Ashworth Lane, 2 Ashworth Lane, Mottram, Hyde, SK14 6NT	0.09	6	04/12/2017	31/03/2021
H-LONGDE-245	Roe Cross Green Cafe Roe Cross Road, Mottram	0.13	9	31/03/2022	31/03/2022
H-MOSSLE-007	Land and building at 19B Manchester Road, 19B Manchester Road, Mossley, OL5 9PH	0.19	6	31/12/2018	31/03/2021
H-MOSSLE-011	Site of River Mill, 6-32 Waggon Road, Mossley	0.33	32	04/12/2017	31/03/2021
H-MOSSLE-012	Plevins, Cheshire Street, Mossley, OL5 9NG	3.74	155	31/12/2018	31/03/2021
H-MOSSLE-043	Land at the Highland Laddie PH, The Highland Laddie, Market Street, Mossley, OL5 0ES	0.13	6	31/12/2018	31/03/2021
H-MOSSLE-077	Land between Station Road and Audley Street, Audley Street, Mossley	0.24	12	04/12/2017	31/03/2021
H-MOSSLE-096	Former Mossley Hollins High School, Huddersfield Road, Mossley, OL5 9DJ	1.91	41	04/12/2017	04/12/2017
H-MOSSLE-130	Britannia Mill, Britannia Mill, Manchester Road, Mossley, OL5 9AJ	0.41	62	04/12/2017	31/03/2021
H-MOSSLE-131	Britannia New Mill, Britannia New Mill, Queen Street, Mossley, OL5 9AL	1.04	76	04/12/2017	31/03/2021
H-MOSSLE-132	North end of Audley Street, Audley Street, Mossley, OL5 9WH	0.67	26	31/12/2018	31/03/2021

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-MOSSLE-139	Former Drill Hall, Manchester Road, Mossley, OL5 9AJ	0.27	6	04/12/2017	31/03/2021
H-MOSSLE-146	Yorkshire Ward Conservative Club, Yorkshire Ward Conservative Club, Carrhill Road, Mossley, OL5 0BL	0.21	11	31/12/2018	31/03/2021
H-MOSSLE-158	Junction Garage, Junction Garage, Mossley Road, Mossley, OL6 9BQ	0.27	9	04/12/2017	31/03/2021
H-MOSSLE-178	Scout Green Depot, 27 Manchester Road, Mossley, OL5 9QW	0.87	55	04/12/2017	31/03/2021
H-MOSSLE-198	Fleece Inn 53 Stamford Street, Mossley, OL5 0HR	0.02	5	31/03/2021	31/03/2021
H-STANTH-029	St James Church Yard And Memorial Gardens, Huddersfield Road, Millbrook	0.5	23	31/03/2021	31/03/2021
H-STANTH-032	Harrop Street and Shepley Street, UDP Allocation E2(9), Harrop Street, Stalybridge	3.7	277	04/12/2017	31/03/2021
H-STANTH-038	Former Stalybridge Clinic, Stamford Street, Stalybridge, SK15 1JZ	0.39	38	04/12/2017	31/03/2021
H-STANTH-042	Union Bank Chambers, Union Bank Chambers, 75-79 Market Street, Stalybridge, SK15 2AA	0.02	6	04/12/2017	31/03/2021
H-STANTH-043	Stalybridge Motors, Stalybridge Motors, 111 Stamford Street, Stalybridge, SK15 1LH	0.11	11	31/12/2018	31/03/2021
H-STASTH-070	Travellers Call 26 Wakefield Road	0.05	7	31/03/2023	31/03/2023
H-STMICH-013	Former Miners Refuge Public House, 222 Kings Road, Ashton-under-Lyne, OL6 8HD	0.08	6	04/12/2017	31/03/2021
H-STMICH-019	Land between & to the rear of 24-26 Cedar Street, 24-26 Cedar Street, Ashton-under-Lyne	0.18	17	31/12/2018	31/03/2021
H-STMICH-033	Garage plot on junction of Botany Lane & Holden Street, Holden Street, Ashton-under-Lyne	0.23	22	31/12/2018	31/03/2021
H-STMICH-064	30 Romney Street, 30 Romney Street, Ashton-under-Lyne	0.01	6	04/12/2017	31/03/2021
H-STMICH-065	Former mill reservoir, Fern Lodge Drive, Ashton-under-Lyne	0.74	26	04/12/2017	31/03/2021
H-STMICH-085	298 Mossley Road	0.02	6	31/03/2023	31/03/2023
H-STPETE-007	Parcel of land junction of Delamere St/Wellington Street/Wood Street, Wood Street, Ashton-under-Lyne, OL6 7LZ	0.08	35	04/12/2017	31/03/2021
H-STPETE-009	Former Hudson Bay Nightclub, 203-203A Stamford Street Central, Ashton-under-Lyne, OL6 7QB	0.05	7	04/12/2017	31/03/2021
H-STPETE-010	Car park, 205-217 Stamford Street Central, Ashton-under-Lyne, OL6 7QB	0.13	19	04/12/2017	31/03/2021
H-STPETE-014	Land at Hodgson Street/ Wellbeck Street, St Petersfield, Ashton-under-Lyne	0.31	46	31/03/2022	31/03/2022
H-STPETE-015	Former Wesleyan Sunday School, 18 Crown Street, Ashton-under-Lyne, OL6 7PQ	0.03	6	04/12/2017	31/03/2021
H-STPETE-018	Former Birch Hotel Site, Birch Street, Ashton-under-Lyne, OL7 0DZ	0.22	21	04/12/2017	31/03/2021
H-STPETE-022	Goldgem International Ltd, Cavendish Street, Ashton-under-Lyne, OL6 7BF	0.44	66	04/12/2017	31/03/2021
H-STPETE-024	8 Church Street, 8 Church Street, Ashton-under-Lyne	0.05	18	04/12/2017	31/03/2021
H-STPETE-028	Hanover Mill, Hanover Mill, Fitzroy Street, Ashton-under-Lyne, OL7 0TL	0.17	21	31/03/2021	31/03/2021
H-STPETE-029	Former Legends PH, 149 Stamford Street, Ashton-under-Lyne, OL6 6DL	0.05	7	04/12/2017	31/03/2021
H-STPETE-030	Former Universal Nightclub, 228 Stamford Street Central, Ashton-under-Lyne, OL6 7LJ	0.04	8	04/12/2017	31/03/2021

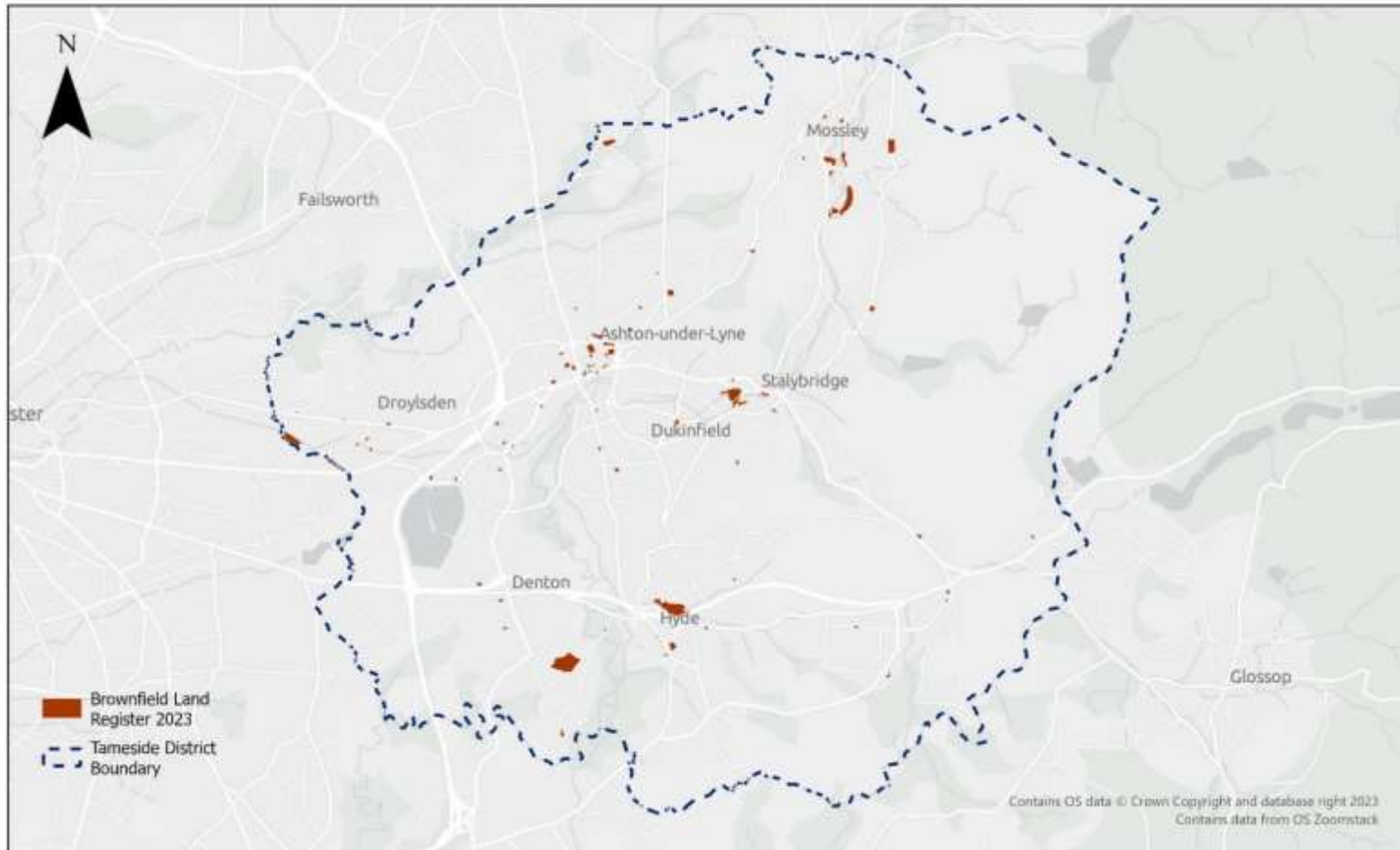


Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-STPETE-039	Union Street Car Park, Union Street, Ashton-under-Lyne	0.63	95	31/12/2018	31/03/2021
H-STPETE-052	Land corner of Church Street and Grey Street, Grey Street, Ashton-under-Lyne	0.05	8	04/12/2017	31/03/2021
H-STPETE-053	Church Street Car Park, Church Street, Ashton-under-Lyne	0.13	21	31/12/2018	31/03/2021
H-STPETE-056	Wood Street Car Park, Wood Street, Ashton-under-Lyne	0.09	12	31/12/2018	31/03/2021
H-STPETE-057	Wellington Street Car Park, Wych Street, Ashton-under-Lyne	0.09	13	31/12/2018	31/03/2021
H-STPETE-063	Works buildings, South Dean Street / Cavendish Street, Cavendish Street, Ashton-under-Lyne	0.2	29	31/12/2018	31/03/2021
H-STPETE-065	Territorial Army Barrack, Territorial Army Barrack, Cavendish Street, Ashton-under-Lyne, OL6 7BY	0.34	50	31/12/2018	31/03/2021
H-STPETE-083	Wasteland at end of Stelfox Lane, Stelfox Lane, Audenshaw, M34 5HE	0.17	8	31/12/2018	31/03/2021
H-STPETE-121	6-8 Stamford Arcade, Ashton-under-Lyne	0.02	5	31/03/2023	31/03/2023
H-STPETE-131	Henrietta Street and Wimpole Street Car Parks, Wimpole Street, Ashton-under-Lyne	0.56	84	31/12/2018	31/03/2021
H-STPETE-132	Old Cross Street Car Parks, Old Cross Street, Ashton-under-Lyne	0.67	101	31/12/2018	31/03/2021
H-STPETE-143	Advantage House, 156 Oxford Street West, Ashton-under-Lyne, OL7 0NB	0.04	8	31/03/2019	31/03/2021
H-STPETE-157	Independent Methodist Church , Independent Methodist Church, Wellington Road, Ashton-under-Lyne, OL6 6DP	0.04	12	31/03/2020	31/03/2021
H-STPETE-164	Ashton Town Centre, Ashton-under-Lyne	1.08	600	31/03/2021	31/03/2021
H-STPETE-166	257 Stockport Road, Ashton-Under-Lyne, OL7 0NT	0.09	8	31/03/2021	31/03/2021
H-STPETE-170	53 Warrington Street, Ashton-under-Lyne	0.17	32	31/03/2022	31/03/2022
H-STPETE-177	30 - 38 Old Street, Ashton-under-Lyne	0.16	49	31/03/2022	31/03/2022
H-STPETE-184	185 - 189 Stamford Street Central	0.05	6	31/03/2023	31/03/2023
H-STPETE-185	191 - 193 Stamford Street	0.04	8	31/03/2023	31/03/2023
H-STPETE-186	61 Stockport Road	0.11	43	31/03/2023	31/03/2023
H-WATERL-010	Land & garages rear of 61-67 Northumberland Avenue, 61-67 Northumberland Avenue, Ashton-under-Lyne	0.11	5	31/12/2018	31/03/2021
H-WATERL-050	Park Bridge Works, Park Bridge Works, Park Bridge, Ashton-under-Lyne, OL6 8AW	1.23	47	04/12/2017	31/03/2021
<b>Totals</b>		<b>47.09</b>	<b>3592</b>		



## Appendix 2 – Map of sites in the 2023 Tameside Brownfield Land Register

### Brownfield Land Register 2023



## Appendix 3 – List of sites in the 2022 Tameside Brownfield Land Register

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-AUDENS-082	Former Blue Pig PH, Blue Pig, 296-298 Audenshaw Road, Audenshaw	0.24	8	2018-12-31	2021-03-31
H-DENSTH-022	Former Two Trees School, 101 Two Trees Lane, Denton	7.83	274	2019-03-31	2021-03-31
H-DENSTH-031	Former site of the Old Rectory, Meadow Lane, Denton	0.36	13	2017-12-04	2021-03-31
H-DENTNE-004	Premises adjacent to 28 Town Lane, 28 Town Lane, Denton	0.17	6	2018-12-31	2021-03-31
H-DENTNE-005	Works building, 88-90 Wilton Street, Denton	0.29	28	2017-12-04	2021-03-31
H-DENTNE-070	Former Denton Baths, Victoria Street, Denton	0.22	17	2022-03-31	2022-03-31
H-DROEST-010	Land at Burman Street, Burman Street, Droylsden	0.25	12	2018-12-31	2021-03-31
H-DROEST-013	Land adjacent to 46 Gorsey Fields, 46 Gorsey Fields, Droylsden	0.18	9	2017-12-04	2021-03-31
H-DROEST-020	Dream Centre, King Street, Droylsden	0.09	9	2018-12-31	2021-03-31
H-DROEST-025	Garage land adjacent to 342 Fairfield Road, 342 Fairfield Road, Droylsden	0.13	13	2018-12-31	2021-03-31
H-DROEST-038	Land on the corner of King Street and Market Street, King Street, Droylsden	0.07	6	2018-12-31	2021-03-31
H-DROEST-055	Seamark, Seamark, Edge Lane, Droylsden	2.24	170	2018-12-31	2021-03-31
H-DROEST-069	Site of former Moss Tavern 99 - 101 Ashton Road, Droylsden	0.2	23	2018-12-31	2021-03-31
H-DROWST-019	Works adjacent 189 Manor Road, 189 Manor Road, Droylsden	0.08	7	2018-12-31	2021-03-31
H-DUKINF-017	Site Of Former North Star Public House Queen Street, Dukinfield	0.09	32	2017-12-04	2021-03-31
H-DUKINF-018	Garage and showroom at 193 King Street, 193 King Street, Dukinfield	0.18	26	2017-12-04	2021-03-31
H-DUKSTB-002	Land adjacent 102-128 Sandy Lane, 102-128 Sandy Lane, Dukinfield	0.4	15	2017-12-04	2021-03-31
H-DUKSTB-023	Castle Street car park, Castle Street, Stalybridge	0.51	51	2017-12-04	2021-03-31
H-DUKSTB-039	Site of Wellington Inn, Caroline Street/Bridge Street, Stalybridge	0.15	24	2017-12-04	2021-03-31
H-DUKSTB-040	Former Site Of Christ Church Quarry Street, Dukinfield	0.21	10	2020-03-31	2021-03-31
H-DUKSTB-062	Parking area, rear of 1-7 Gloucester Rise, 1-7 Gloucester Rise, Dukinfield	0.21	7	2017-12-04	2021-03-31
H-DUKSTB-079	Ashton Weekly Newspapers, Park House 5 Acres Lane, Stalybridge	0.2	5	2022-03-31	2022-03-31
H-DUKSTB-080	1 Trinity Street, Stalybridge	0.05	5	2022-03-31	2022-03-31
H-HYDGOD-034	132A and 134 Mottram Road, 132A and 134 Mottram Road, Hyde	0.15	15	2018-12-31	2021-03-31

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-HYDGOD-039	The Lodge Mill Lane, Hyde	0.09	9	2018-12-31	2021-03-31
H-HYDGOD-078	Site of former hall adjacent St James Church, Underwood Road, Hyde	0.14	5	2018-12-31	2021-03-31
H-HYDGOD-088	Former Hyde Library Union Street, Hyde	0.86	65	2022-03-31	2022-03-31
H-HYDNEW-003	Former Newton Printworks (ABC Wax), Clarendon Road, Hyde	5.69	155	2018-12-31	2021-03-31
H-HYDNEW-020	Garage plot on junction of Lovell Drive and Welch Road, Welch Road, Hyde	0.1	5	2018-12-31	2020-03-31
H-HYDNEW-083	58 Spring Gardens, Hyde	0.22	12	2018-12-31	2021-03-31
H-HYDWER-011	Yard & car park on Syddall Street, Syddall Street, Hyde,	0.14	13	2018-12-31	2021-03-31
H-HYDWER-059	Dress up and Party The Showroom Croft Street, Hyde	0.03	6	2017-12-04	2021-03-31
H-HYDWER-074	68 - 70 Market Street, Hyde	0.02	7	2020-03-31	2021-03-31
H-HYDWER-082	First Floor Shirley House Oldham Street, Hyde	0.03	7	2022-03-31	2022-03-31
H-LONGDE-008	Land at Dove House off Wood Street, Wood Street, Hollingworth, Hyde	0.16	5	2017-12-04	2021-03-31
H-LONGDE-022	Land between Ford Grove, Atherton Avenue and Hyde Road (Hattersley Regen Site 28)	0.37	20	2018-12-31	2021-03-31
H-LONGDE-023	Former Police Station, Atherton Avenue, Hyde	0.21	7	2018-12-31	2021-03-31
H-LONGDE-160	Roe Cross Green Cafe Roe Cross Road, Mottram	0.29	5	2019-03-31	2021-03-31
H-LONGDE-219	Land adjacent 2 Ashworth Lane, 2 Ashworth Lane, Mottram, Hyde	0.09	6	2017-12-04	2021-03-31
H-LONGDE-245	Roe Cross Green Cafe Roe Cross Road, Mottram	0.13	9	2022-03-31	2022-03-31
H-MOSSLE-007	Land and building at 19B Manchester Road, 19B Manchester Road, Mossley	0.19	6	2018-12-31	2021-03-31
H-MOSSLE-011	Site of River Mill, 6-32 Waggon Road, Mossley	0.33	32	2017-12-04	2021-03-31
H-MOSSLE-012	Plevins, Cheshire Street, Mossley	3.74	155	2018-12-31	2021-03-31
H-MOSSLE-043	The Highland Laddie Market Street, Mossley	0.13	6	2018-12-31	2021-03-31
H-MOSSLE-077	Land between Station Road and Audley Street, Audley Street, Mossley	0.24	12	2017-12-04	2021-03-31
H-MOSSLE-096	Former school site, Huddersfield Road, Mossley, OL5 9DJ	1.91	41	2017-12-04	2017-12-04
H-MOSSLE-130	Britannia Mill, Britannia Mill, Manchester Road, Mossley	0.41	62	2017-12-04	2021-03-31
H-MOSSLE-131	Britannia New Mill, Britannia New Mill, Queen Street, Mossley	1.04	76	2017-12-04	2021-03-31
H-MOSSLE-132	North end of Audley Street, Audley Street, Mossley	0.67	26	2018-12-31	2021-03-31
H-MOSSLE-139	Former Drill Hall, Manchester Road, Mossley	0.27	6	2017-12-04	2021-03-31
H-MOSSLE-146	Yorkshire Ward Conservative Club, Yorkshire Ward Conservative Club, Carrhill Road, Mossley	0.21	11	2018-12-31	2021-03-31
H-MOSSLE-158	Junction Garage, Junction Garage, Mossley Road, Mossley	0.27	9	2017-12-04	2021-03-31

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-MOSSLE-178	Scout Green Depot 27 Manchester Road, Mossley	0.87	55	2017-12-04	2021-03-31
H-MOSSLE-198	Fleece Inn 53 Stamford Street, Mossley	0.02	5	2021-03-31	2021-03-31
H-STANTH-029	Site Of Former Heritage House Nursing Home Huddersfield Road, Millbrook, Stalybridge	0.5	23	2021-03-31	2021-03-31
H-STANTH-032	Harrop Street and Shepley Street, UDP Allocation E2(9), Harrop Street, Stalybridge	3.7	277	2017-12-04	2021-03-31
H-STANTH-038	Former Stalybridge Clinic, Stamford Street, Stalybridge	0.39	38	2017-12-04	2021-03-31
H-STANTH-042	Union Bank Chambers, Union Bank Chambers, 75-79 Market Street, Stalybridge	0.02	6	2017-12-04	2021-03-31
H-STANTH-043	Stalybridge Motors, Stalybridge Motors, 111 Stamford Street, Stalybridge	0.11	11	2018-12-31	2021-03-31
H-STANTH-074	Rydal Walk, Ambleside, Stalybridge	0.66	16	2021-03-31	2021-03-31
H-STMICH-009	Town Construction Ltd, 239 Mossley Road, Ashton-under-Lyne, OL6 6LN	0.06	8	2017-12-04	2021-03-31
H-STMICH-013	Former Miners Refuge Public House, 222 Kings Road, Ashton-under-Lyne	0.08	6	2017-12-04	2021-03-31
H-STMICH-019	Land between & to the rear of 24-26 Cedar Street, 24-26 Cedar Street, Ashton-under-Lyne	0.18	17	2018-12-31	2021-03-31
H-STMICH-033	Garage plot on junction of Botany Lane & Holden Street, Holden Street, Ashton-under-Lyne	0.23	22	2018-12-31	2021-03-31
H-STMICH-045	Land At Rutland Street, Ashton-under-Lyne	0.23	17	2018-12-31	2018-12-31
H-STMICH-064	30 Romney Street, 30 Romney Street, Ashton-under-Lyne	0.01	6	2017-12-04	2021-03-31
H-STMICH-065	Former mill reservoir, Fern Lodge Drive, Ashton-under-Lyne	0.74	26	2017-12-04	2021-03-31
H-STPETE-007	Parcel of land junction of Delamere St/Wellington Street/Wood Street, Wood Street, Ashton-under-Lyne	0.08	35	2017-12-04	2021-03-31
H-STPETE-009	Former Hudson Bay Nightclub, 203-203A Stamford Street Central, Ashton-under-Lyne	0.05	7	2017-12-04	2021-03-31
H-STPETE-010	Car park, 205-217 Stamford Street Central, Ashton-under-Lyne	0.13	19	2017-12-04	2021-03-31
H-STPETE-014	Land at Hodgson Street/ Wellbeck Street, St Petersfield, Ashton-under-Lyne	0.31	46	2022-03-31	2022-03-31
H-STPETE-015	Former Wesleyan Sunday School, 18 Crown Street, Ashton-under-Lyne	0.03	6	2017-12-04	2021-03-31
H-STPETE-018	Former Birch Hotel Site, Birch Street, Ashton-under-Lyne	0.22	21	2017-12-04	2021-03-31
H-STPETE-022	Goldgem International Ltd, Cavendish Street, Ashton-under-Lyne	0.44	66	2017-12-04	2021-03-31
H-STPETE-024	8 Church Street, 8 Church Street, Ashton-under-Lyne	0.05	18	2017-12-04	2021-03-31
H-STPETE-028	Hanover Mill Fitzroy Street, Ashton-under-Lyne	0.17	21	2021-03-31	2021-03-31
H-STPETE-029	Former Legends PH, 149 Stamford Street, Ashton-under-Lyne	0.05	7	2017-12-04	2021-03-31
H-STPETE-030	Fomer Universal Nighclub, 228 Stamford Street Central, Ashton-under-Lyne	0.04	8	2017-12-04	2021-03-31
H-STPETE-039	Union Street Car Park, Union Street, Ashton-under-Lyne	0.63	95	2018-12-31	2021-03-31
H-STPETE-052	Land corner of Church Street and Grey Street, Grey Street, Ashton-under-Lyne	0.05	8	2017-12-04	2021-03-31

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-STPETE-053	Church Street Car Park, Church Street, Ashton-under-Lyne	0.13	21	2018-12-31	2021-03-31
H-STPETE-056	Wood Street Car Park, Wood Street, Ashton-under-Lyne	0.09	12	2018-12-31	2021-03-31
H-STPETE-057	Wellington Street Car Park, Wych Street, Ashton-under-Lyne	0.09	13	2018-12-31	2021-03-31
H-STPETE-063	Works buildings, South Dean Street / Cavendish Street, Cavendish Street, Ashton-under-Lyne	0.2	29	2018-12-31	2021-03-31
H-STPETE-065	Territorial Army Barrack, Territorial Army Barrack, Cavendish Street, Ashton-under-Lyne	0.34	50	2018-12-31	2021-03-31
H-STPETE-083	Wasteland at end of Stelfox Lane, Stelfox Lane, Audenshaw, M34 5HE	0.17	8	2018-12-31	2021-03-31
H-STPETE-131	Henrietta Street and Wimpole Street Car Parks, Wimpole Street, Ashton-under-Lyne	0.56	84	2018-12-31	2021-03-31
H-STPETE-132	Old Cross Street Car Parks, Old Cross Street, Ashton-under-Lyne	0.67	101	2018-12-31	2021-03-31
H-STPETE-143	Advantage House, R/O 156 Oxford Street West, Ashton-under-Lyne	0.04	8	2019-03-31	2021-03-31
H-STPETE-157	Independent Methodist Church Wellington Road, Ashton-under-Lyne	0.04	12	2020-03-31	2021-03-31
H-STPETE-164	Ashton Town Centre, Ashton-under-Lyne	1.08	600	2021-03-31	2021-03-31
H-STPETE-166	257 Stockport Road, Ashton-under-Lyne	0.09	8	2021-03-31	2021-03-31
H-STPETE-168	Emmanuel Court Henrietta Street, Ashton-under-Lyne	0.21	13	2021-03-31	2021-03-31
H-STPETE-170	53 Warrington Street, Ashton-under-Lyne	0.17	32	2022-03-31	2022-03-31
H-STPETE-177	30 - 38 Old Street, Ashton-under-Lyne	0.16	49	2022-03-31	2022-03-31
H-WATERL-010	Land & garages rear of 61-67 Northumberland Avenue, 61-67 Northumberland Avenue, Ashton-under-Lyne	0.11	5	2018-12-31	2021-03-31
H-WATERL-050	Park Bridge Works, Park Bridge Works, Park Bridge, Ashton-under-Lyne	1.23	47	2017-12-04	2021-03-31
<b>Totals</b>		48	3545		

## Appendix 4 – Map of Sites in the 2022 Tameside Brownfield Land Register

