

Tameside Council

# Industrial and Commercial Land Supply 2021/2022

April 2022





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## Table of Contents

1.0	Introduction .....	1
2.0	2021-2022 Summary .....	4
	Supply.....	4
	Completions.....	6
	Under Construction.....	7
	New Permissions .....	8
	Lapsed Permissions and Changes to the Supply .....	8
3.0	Distribution.....	12
	Distribution of Employment Land Supply by Township .....	12
	Distribution of Sites by Size .....	13
4.0	Vacant Land.....	16
5.0	Conclusion .....	17
	Appendix 1: Schedule of Employment Sites 31 March 2022 .....	19
	Appendix 2: Distribution of Employment Sites 31 March 2022 .....	25

**List of Tables and Figures**

Figure 1: Employment land supply 1 April 2012 – 31 March 2022 ..... 4

Table 1: Overall employment land supply 31 March 2022..... 5

Table 2: Employment land completions 1 April 2021 – 31 March 2022..... 7

Table 3: Employment sites under construction 31 March 2022..... 8

Table 4: Overview of sites removed from the employment land supply..... 9

Table 5: The area of land previously used for employment which was developed for other uses (UDP Indicator 3)..... 11

Figure 2: Distribution of Employment Land Supply (ha) by Township ..... 13

Figure 3: Distribution of sites by size (hectares) 31 March 2022 ..... 14

Figure 4: Amount of employment land by site size 31 March 2022 ..... 15

Table 6: Vacant employment land available 31 March 2022 ..... 16

## 1.0 Introduction

1.1 This report contains Tameside Council's detailed monitoring information in relation to the commercial land supply and completions for the period 1 April 2021 to 31 March 2022. Some of the information contained in this report is used for city-region and local level plan making and decision-making, and it helps to inform the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA). It includes all employment sites, regardless of size, whereas the aforementioned SHELAA applies the following thresholds in line with national planning guidance<sup>1</sup>:

- A standard threshold of  $\geq 0.25$  hectares; and
- A lower threshold of  $\geq 0.1$  hectares for sites within identified town centre boundaries defined by the 2004 Tameside (UDP) proposals map.

1.2 In order to measure the performance of local plan policies the report includes a number of indicators set out in the adopted Tameside Unitary Development Plan (2004)<sup>2</sup> (the UDP). Those relevant to employment land are as follows:

1. Area of land developed for employment purposes, and floorspace provided (UDP Indicator 1);
2. Remaining supply of land for employment development (UDP Indicator 2; and
3. Area of land previously used for employment which was developed for other uses (UDP Indicator 3).

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<sup>1</sup> Planning Practice Guidance - Housing and economic land availability assessment – Para 9:

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#identification-of-sites-and-broad-locations>

<sup>2</sup> Page 127 - Adopted Tameside UDP (2004) - <https://www.tameside.gov.uk/udp>

1.3 Data for each indicator is presented and highlighted where it occurs in this report.

1.4 For the purposes of this report, employment uses are categorised in accordance with Policy E3 of the adopted UDP to include:

- light industry, research and development, and offices (Use Class E(g)(i)(ii)(iii));
- general industry (Use Class B2);
- storage and distribution (Use Class B8); and
- *sui generis* commercial uses which have similar characteristics to industry or storage.

1.5 It is important to note that inclusion of a site in the supply does not indicate the intention of the owner(s) to sell the site or otherwise offer it for employment development. Much of the supply consists of sites unlikely to be brought forward in the short to medium term, or sites where owners intend to develop them for their own business purposes. Therefore, many of the sites consist of new buildings/extensions at existing premises and are not realistically available to alternative end users.

1.6 **Total supply available for employment development (Industry, warehousing and office) purposes in Tameside on 31 March 2022 was 37.75 hectares or 145,743 sq.m** (see Appendix 1 for the full listing). This is a decrease of 0.89 hectares and a decrease of 19,508 sq.m from the total supply at 31 March 2021.

1.7 The supply figure consists of:

- Vacant sites that are allocated or designated for employment use in the UDP, or that have permission for employment generating development; and



- Non-vacant sites that have permission for redevelopment or for extensions to existing premises for employment purposes.

1.8 Sites are removed from the supply when development is completed or additional information comes forward relating to their future prospects for employment use.

1.9 For the purpose of this report both land area in hectares and floorspace in square metres are included and no lower size threshold is applied. The floorspace figures have been derived in two ways:

- Where available floorspace figures are taken from the most up-to-date planning application relevant to the site; or
- Where there is no planning permission then floorspace figures are derived using a 35% plot ratio to estimate the site's yield (i.e. a one hectare site will yield 3,500 sq.m of floorspace)<sup>3</sup>.

1.10 Please note that the figures throughout this report may not sum due to rounding.

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<sup>3</sup> 4NW and Roger Tym and Partners – Setting Employment Land Targets for the North West – Final Report April 2010

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## 2.0 2021-2022 Summary

### Supply

- 2.1 Total employment land supply available for development for employment purposes on 31 March 2022 consisted of 61 sites totalling 37.75 hectares or 145,743 sq.m of floorspace). This is a decrease of 0.89 hectare, or 19,508 sq.m, from the previous monitoring year (38.64 hectares or 165,251 sq.m).
- 2.2 Figure 1 below shows the annual employment land supply in hectares over the last 10 years. This shows a decline in employment land available since the recent high point of 2012/13 from 85.3 hectares down to the current level of 37.75 hectares, a decrease of 56%. Prior to this period the employment land supply reached a high point in the mid-1990s of 190 hectares, but this was largely due to the allocation of land at Ashton Moss, which has now been developed.

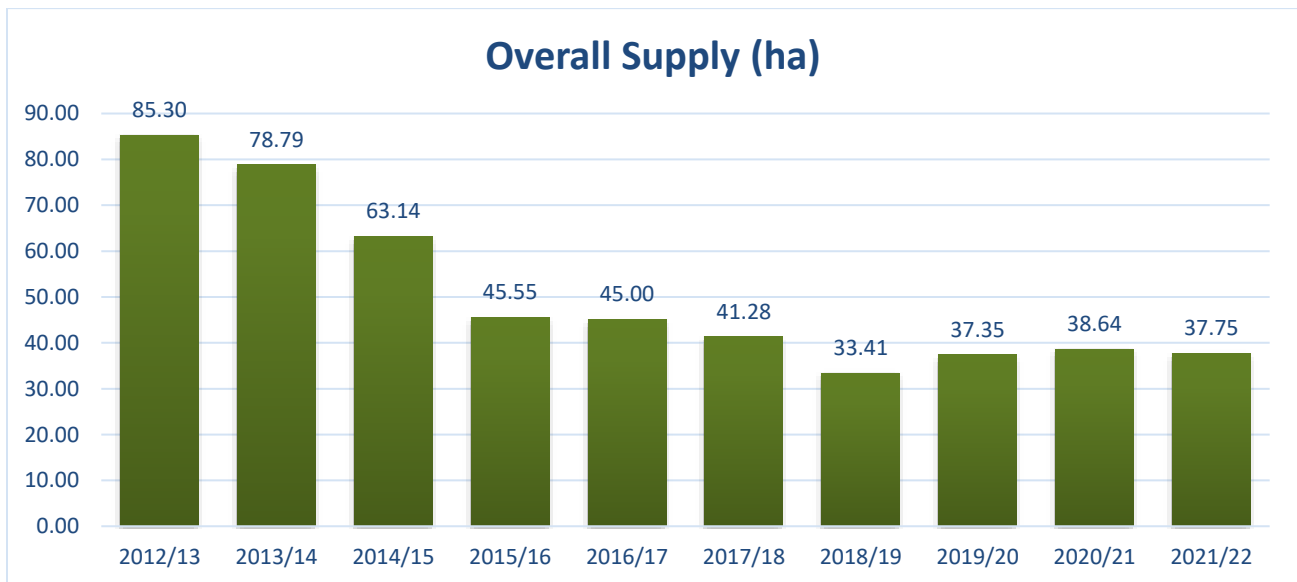


Figure 1: Employment land supply 1 April 2012 – 31 March 2022<sup>4</sup>

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<sup>4</sup> Figure 1: presents details of the Tameside UDP indicator 2 “Remaining supply of land for employment development”.

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- 2.3 It should be noted that in addition to recorded completions other sites have been removed from the supply, either due to expiry of their associated planning permission or further information leading to an officer judgement on their continued inclusion in the supply.
- 2.4 Of the total supply available at the 31 March 2022, 14.66 hectares were classed as ‘immediately available’. This represents a decrease of 1.07 hectares on the previous year’s total (15.73 hectares) and is due to the partial development of the Plot 3000 site on Ashton Moss.
- 2.5 Sites in the immediately available supply are categorised as such because they are considered to be actively marketed for sale during the monitoring year. Sites in the immediately available supply are denoted by the letter I in the Dev Stat column of the Schedule of Employment Sites included at Appendix 1.
- 2.6 The overall land supply, split into broad Use Classes, is shown in Table 1 below:

	<b>Land (ha)</b>	<b>Floorspace (sq.m)</b>
<b>Office</b>	2.01	22,358
<b>Industry &amp; Warehousing</b>	35.74	123,385
<b>Total</b>	37.75	145,743

Table 1: Overall employment land supply 31 March 2022<sup>5</sup>

<sup>5</sup> Table 1: presents details of Tameside UDP indicator 2 “Remaining supply of land for employment development” split between the broad use classes of Office; and Industry and Warehousing.

## Completions

2.7 Gross completions during the year to 31 March 2022 totalled 15,557 sq.m floorspace on approximately 3 hectares of land, as detailed in Table 2 below.

2.8 The area of land developed for employment purposes<sup>6</sup> was:

- Office development (Use Class: E(g)(i)) totalling 960 sq.m on 0.1 hectares; and
- Industry and warehousing (Use Classes: E(g)(ii), E(g)(iii), B2 and B8) totalling 14,617 sq.m on 2.9 hectares.

ID	Site Name	Location	Result	Site Area (ha)	Floorspace (sq.m)	Category	Use Class
AS621	Ashton Old Baths (Phase 2)	Stamford St West, Ashton-under-Lyne	Development completed.	0.068	675	Office	Egi
AS625	Unit 6, Langham St	Ashton-under-Lyne	Development completed.	0.081	76	I&W	Egiii
AS654	Ryecroft Engineering Co Ltd	Ryecroft St, Ashton-under-Lyne	Refurbishment and change of use completed.	0.318	2,740	I&W	B8
AS656	Land adjacent Plot 3000	Rayner Lane, Ashton-under-Lyne	Development completed.	0.682	5,658	I&W	B8
AS670	Cowhill Lane Industrial Estate	Cowhill Lane, Ashton-under-Lyne	Development completed.	0.002	24	I&W	Egiii
AS672	Sure Store	Rayner Lane, Ashton-under-Lyne	Development completed.	0.018	177	I&W	B8
DU565	Unit 38	Broadway, Dukinfield	Development completed.	0.007	65	I&W	B8
DU567	Birches Business Park	Park Road, Dukinfield	Change of use completed.	0.574	686	I&W	B2/B8
HY593	The Works (Phase 2)	Edward St, Hyde	Phase 2 development completed.	0.009	97	I&W	Egiii
HY606	68-70 Market St	Hyde	Development completed.	0.023	168	Office	Egi

<sup>6</sup> Paragraph 2.7 – 2.8 and Table 2: presents details of Tameside UDP indicator 1: “Area of land developed for employment purposes, and floorspace provided”.

ID	Site Name	Location	Result	Site Area (ha)	Floorspace (sq.m)	Category	Use Class
HY626	Lion Steel Equipment Ltd	Johnson Brook Road, Hyde	Development completed.	0.012	117	Office	Egi
MO520	Land adjacent 28 Bury St	Mossley	Development completed.	0.069	168	I&W	B2
MO547	Weir Mill	Manchester Rd, Mossley	Development completed.	0.374	700	I&W	B8
ST570	Unit 1 & 2	North End Rd, Stalybridge	Phase 1 development completed.	0.037	373	I&W	B2
ST573	Land South of Harrop St	Stalybridge	Change of use completed.	0.730	3,853	I&W	B8
				3.004	15,577		

Table 2: Employment land completions 1 April 2021 – 31 March 2022

### Under Construction

- 2.9 There was 3,351 sq.m gross of employment generating floorspace under construction at 31 March 2022 on 0.5 hectares as detailed in Table 3 below.
- 2.10 Under construction office development (Use Class: E(g)(i)) totalled 556 sq.m on 0.072 hectares with industry and warehousing (Use Classes: E(g)(ii), E(g)(iii), B2 and B8) totalling 2,795 sq.m on 0.437 hectares.

ID	Site Name	Location	Category	Description	Site Area (ha)	Floorspace (sq.m)
AS609	Player Bar	21-27 Old St, Ashton-under-Lyne	Office	Change of use of ground floors of public houses (use class A5) to offices (use class B1).	0.054	371
DR519	First Floor, Unit 1	Greenside Trading Centre, Greenside Lane, Droylsden	Office	Change of use from non-residential institution, formerly School of Performing Arts, [use class D1] to a D1 or business use [use class B1] at first floor.	0.019	185

ID	Site Name	Location	Category	Description	Site Area (ha)	Floorspace (sq.m)
DU563	GCP Applied Technologies	Gate St, Dukinfield	I&W	Proposed refurbishment of existing building.	0.099	960
HY625	Phoenix Works	Raglan St, Hyde	I&W	Demolition of existing industrial unit. Erection of new industrial and office unit, with associated service yard and car parking.	0.328	1,705
LO509	Manor House	2 Market Place, Mottram, Longdendale	I&W	Change of use from storage (B8) to ancillary office (B1), including changes to elevations.	0.007	69
MO546	Unit 115E	Warmco Ind Estate, Manchester Rd, Mossley	I&W	Proposed extension to form ancillary offices.	0.004	61
					0.509	3,351

Table 3: Employment sites under construction 31 March 2022

### New Permissions

2.11 Planning permission granted during 1 April 2021 – 31 March 2022 included 11 schemes covering 9,791 sq.m of gross floorspace on 3.6 hectares of land.

### Lapsed Permissions and Changes to the Supply

2.12 This Industrial and Commercial Land Supply Report includes a review of lapsed permissions within the employment land supply at the end of each monitoring year.

2.13 For the 2022 update three sites has been removed from the supply following consideration of their current planning status and potential role in the future supply of land for development. This is in addition to removal of sites where construction was completed within the monitoring year.

2.14 The removed sites are:

- AS615 – Howarth Timber Ltd, Ashton-under-Lyne
- AS617 – Stamford Street Methodist Church, Ashton-under-Lyne
- HY613 – Land at the junction of Sheffield Rd & Bottoms St, Hyde

2.15 The above sites have been removed from the supply due to lapsed planning permission for employment development within the monitoring year. Each site is assessed based on up-to-date information from the landowner and/or officer judgment, which confirms that the site is no longer considered deliverable for employment use.

2.16 The following table shows the total amount of the employment land and floorspace removed from the supply due to a lapsed planning permission or further evidence leading to the conclusion that the site will not come forward for employment development:

	<b>Land (ha)</b>	<b>Floorspace (sq.m)</b>
<b>Office</b>	0.016	104
<b>Industry &amp; Warehousing</b>	0.131	516
<b>Total</b>	0.147	620

Table 4: Overview of sites removed from the employment land supply

### **Redevelopment of Employment Land and Floorspace**

2.17 UDP Indicator 3 requires monitoring by the Council to calculate the area of land previously used for employment, but developed for other uses. This can take place via a number of means, for example, through the change of use of an existing employment building/site to a non-employment use or through the granting of permission to develop employment land for a non-employment use.

2.18 Changes principally take place through grant of planning permission for residential development or via a change of use that is permitted under The Town and Country Planning (General Permitted Development)(England) Order 2015 (As amended), such as under Part 3, Class O - offices to dwellinghouses.

2.19 For the purposes of reporting these figures they are presented as hectares for land that has been redeveloped or floorspace for where there has been change of use of an existing building.

2.20 In order to determine the sites covered by this element of the annual monitoring only those complying with the following methodology have been included:

- Sites where construction or change of use had commenced; or
- Sites where construction or change of use had commenced and been completed in the monitoring year.

2.21 The following table sets out the sites covered by the methodology for the period 1 April 2021 to 31 March 2022:

<b>ID</b>	<b>Site Name and Address</b>	<b>Site Area (ha)</b>	<b>Floorspace Lost (sq.m)</b>	<b>Use Class Lost</b>	<b>Use Class Gained</b>
AS669	8-10 Warrington Street, Ashton-under-Lyne	0.025	304	Egi	C3
AS594	Dance Studio, 125 Minto Street, Ashton-under-Lyne	0.019	155	Egi	C3
AS642	174 Bentinck Street, Ashton-under-Lyne	0.022	302	B1c	C3
AS650	North Street Works, North Street, Ashton-under-Lyne	0.049	131	Sui Generis	A3
AU530	218 Audenshaw Road, Audenshaw	0.220	110	B2	C3
DE571	111 Haughton Green Road, Haughton Green, Denton	0.020	77	Egi	C3
HY623	Asone Design Ltd/E Cherry Ltd, Part Unit, 3 Mary Street, Hyde	0.033	201	B1a	C3
HY624	104A Market Street, 104A Market Street, Hyde	0.008	69	Egi	C3



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MO552	Holland Brothers, Nield Street/Smith Street, Mossley	0.415	216	B2	C3
TOTALS		0.81	1,565		

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Table 5: The area of land previously used for employment which was developed for other uses (UDP Indicator 3)

2.22 The above data shows that approximately 0.8 hectares of former employment land was either redeveloped or changed for another use during 2021-2022.

### **3.0 Distribution**

#### **Distribution of Employment Land Supply by Township**

3.1 Figure 2 below shows the spatial distribution of the borough's employment land supply by town, and split into office and industry and warehousing. It is clear that the towns of Ashton-under-Lyne, Audenshaw, Hyde and Stalybridge contain the majority of the employment land in the supply at a combined 32.62 hectares (87%). This is unsurprising given the presence of the following large employment sites (sites of 1 hectare or more) in these locations:

- AS526 – Ashton Moss Plot 3000, 8.75 ha;
- AS645 – Oxford Street Mills Site, 1.43 ha;
- AU500 – Shepley Industrial Estate Extension, 2.12 ha;
- AU506 – Moss Way/Audenshaw Road, E2(3) DOA, 4.87 ha;
- HY502 – The Thorns, Godley Hill, 3.62 ha; and
- ST560 – Former Total Petrochemicals, Bayley Street, 3.8 ha.

3.2 The six sites above combined total 24.58 hectares or 75% of the land supply in Ashton-under-Lyne, Audenshaw, Hyde and Stalybridge. This is consistent with the size and distribution of employment sites across the borough, i.e. a few large sites make up the majority of the land available. Furthermore, it is worth noting that 96% of the borough's office supply is concentrated in Ashton-under-Lyne, primarily in the plots that are available for development at St Petersfield.

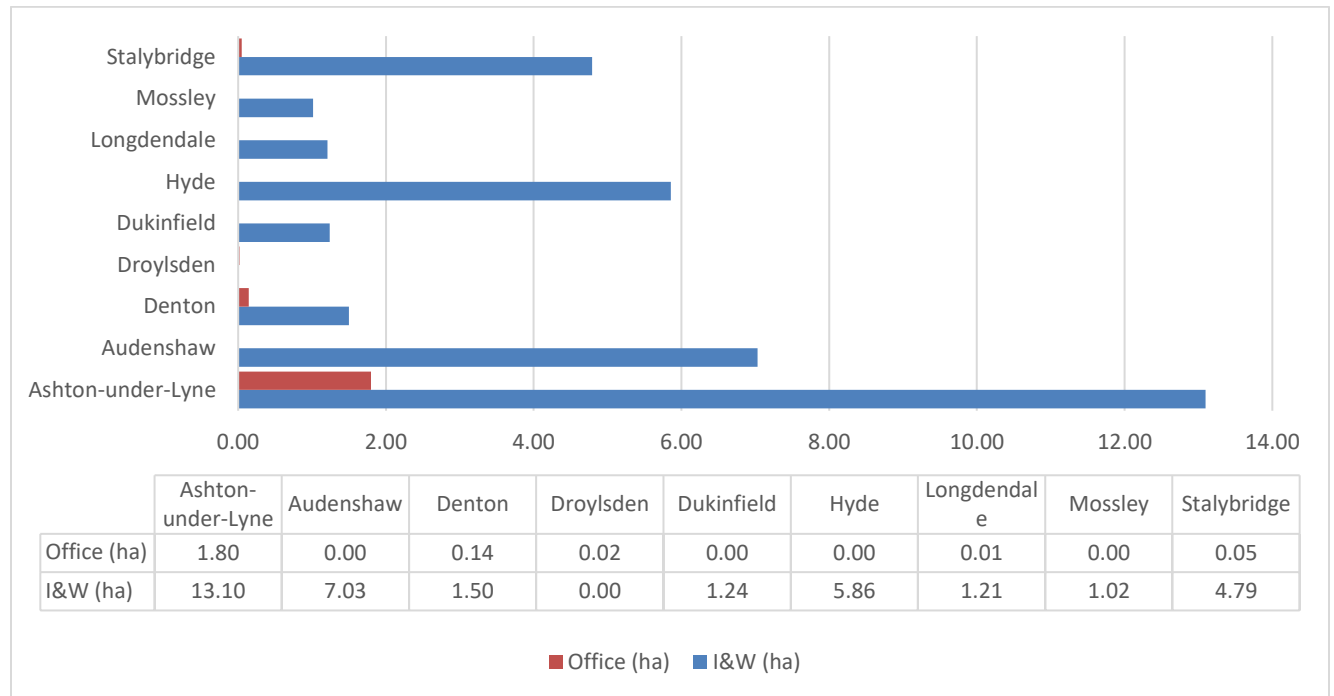


Figure 2: Distribution of Employment Land Supply (hectares) by Township

### Distribution of Sites by Size

- 3.3 Figures 3 and 4 below demonstrate that of the 61 sites that comprise the current employment land supply, seven are of more than one hectare in size accounting for around 68% (25.7 hectares) of the total supply. The remaining 54 small sites (89% of the total number of sites) are less than one hectare and account for around 32% (12.04 hectares) of the total employment land supply. This means that the average size of site at the smaller end (sites of less than one hectare) of the supply is a little over 0.22 hectares (12.04 hectare/54 sites).
- 3.4 This characteristic of small site area limits the nature and size of any potential employment development. Many of these sites are included in the supply due to having extant permission for an extension or other addition to existing employment premises.

3.5 Whilst these small sites are valuable to the economic development of the borough only six have an extant planning permission in place for development of new standalone units which will be available for lease or sale on the open market. Therefore, the opportunity to attract large scale inward investment in to the borough is limited by this characteristic of the supply.

3.6 25 of the 54 small sites (46% of small sites) are below 0.1 hectares (or put another way, below 1,000 sq.m) in area. Further analysis indicates the following breakdown:

- 10 of the permissions were for new or replacement buildings;
- 7 of the permissions were for extensions to existing premises;
- 4 of the permissions were for change of use; and
- 4 had no current proposal.

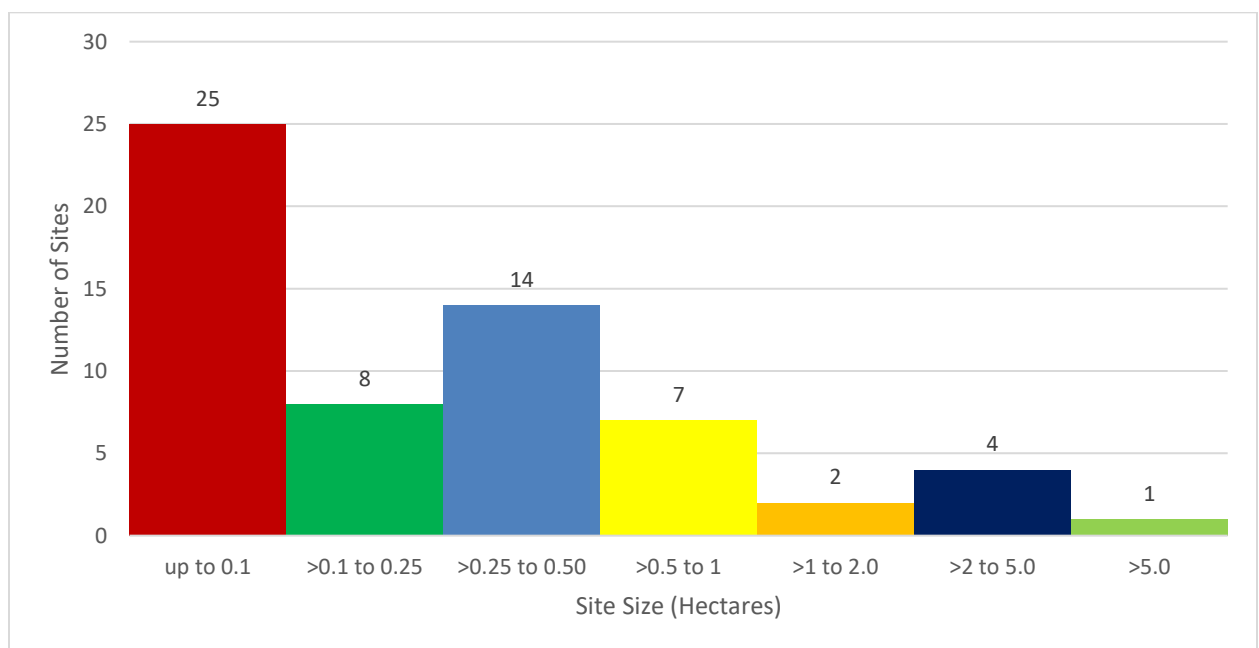


Figure 3: Distribution of sites by size (hectares) 31 March 2022

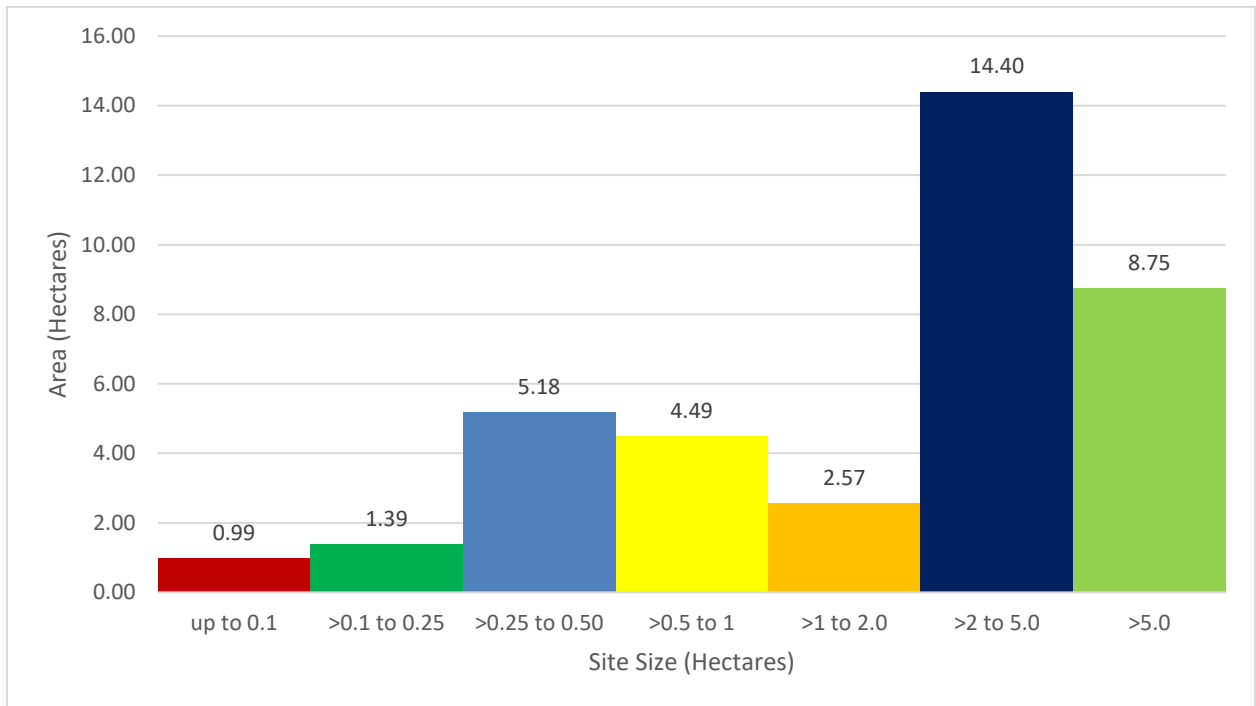


Figure 4: Amount of employment land by site size (hectares) 31 March 2022

3.7 This indicates some key characteristics of the borough's employment land supply:

- There is a lack of development opportunities available to allow indigenous companies to expand when they have outgrown either their existing premises or site; and
- A small number of large sites dominate the overall amount of employment land available - seven sites contribute over almost 70% of the land supply.
- The supply includes a large number of small sites – 54 sites are of less than one hectare and of this, almost half are of 0.1 hectare or less.

**4.0 Vacant Land**

4.1 Further analysis of the land supply has been undertaken to determine the quantity of vacant land available for development as shown in Table 6 below:

	<b>Number of sites</b>	<b>Area (ha)</b>	<b>Floorspace (sq.m)</b>
<b>Office</b>	7	1.38	19,710
<b>Industry &amp; Warehousing</b>	32	29.43	99,262
<b>Total</b>	39	30.82	118,972

Table 6: Vacant employment land available 31 March 2022

4.2 Vacant land is categorised as such where a site is cleared of structures. This gives a more accurate measure of the available employment land supply in the borough by removing land or floorspace which is linked to an extension or internal alteration of existing premises, such as a mezzanine floor. As Table 6 shows the vacant land supply is 30.82 hectares of which 29.43 hectares is for industry and warehousing and 1.38 hectares is for office.

4.3 The figures in Table 6 indicate an increase of 0.97 hectares in the supply of vacant employment land compared to that recorded 31 March 2021 (29.85 ha).

## **5.0 Conclusion**

- 5.1 The employment land supply at 31 March 2022 is 37.75 hectares, or 145,743 sq.m of floorspace. The split is:
- Industry and Warehousing – 35.74 ha (123,385 sq.m)
  - Office – 2.01 ha (22,358 sq.m)
- 5.3 The 8.75 hectare strategic employment site at Ashton Moss Plot 3000 remains the largest employment site within the borough and is available and suitable for a variety of industrial uses. The site benefits from public transport accessibility from the nearby Metrolink service to Ashton-under-Lyne, including the stop at Ashton West.
- 5.4 In addition there are a number of other large sites that may be suitable for potential employment development:
- AU506 – Moss Way/Audenshaw Road, E2(3) DOA – 4.87 ha
  - ST551 – Former Total Petrochemicals Site – 3.8 ha; and
  - HY502 – Remaining land at the Thorns/Godley E2(5) DOA – 3.22 ha.
- 5.5 As noted in section 3, paragraphs 3.3 to 3.7, the supply is dominated by the seven sites that are of one hectare or more. However, the inclusion of these sites in the supply does not take into account the development challenges which exist. Issues range from ground conditions and topography through to current land use and unknown intentions of current landowners.
- 5.6 In overall terms, supply has fallen by 56% from 85.3 hectares in 2012/13 to the current level of 37.75 hectares, and small sites form a significant number, 89% of the total number of sites, within the supply. This constrains the availability of grow on space for existing businesses or investment opportunities from outside of the borough.
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5.7 Further analysis of the employment land supply is published as part of the borough's Strategic Housing and Economic Land Availability Assessment (SHELAA)<sup>7</sup>. However, it should be noted that this document, in order to provide UDP monitoring data, does not apply a threshold.

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<sup>7</sup> Tameside Strategic Housing and Economic Land Availability Assessment - <https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment>

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**Appendix 1: Schedule of Employment Sites 31 March 2022**

Key to abbreviations for Development Status (Dev Stat): A = Available, I = Immediately Available and U = Under Construction

**Office**

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
AS538	Goldgem Site	Katherine Street, Ashton-under-Lyne	Mixed-use development	0.4409	1,900	A
AS607	Town Construction Ltd	239 Mossley Road, Ashton-under-Lyne	Former builders yard and offices.	0.0814	30	A
AS609	Player Bar	21-27 Old Street, Ashton-under-Lyne	Proposed Office	0.0536	371	U
AS665	Unit 11	Whitelands Road Industrial Estate, Countess Street, Ashton-under-Lyne	Existing employment premises.	0.02963	93	A
AS680	St. Petersfield - Plots 6 & 7 Stamford St West	Stamford Street West, St. Petersfield, Ashton-under-Lyne	5,455 sq.m office development	0.3177	5,455	A
AS682	St. Petersfield - Plot 3 Chester Square	Stamford Street West, St. Petersfield, Ashton-under-Lyne	3,488 sq.m office development	0.2503	3,488	A

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
AS684	St. Petersfield - Plot 5 Old Street	Old Street, St. Petersfield, Ashton-under-Lyne	960 sq.m office development	0.1029	960	A
AS685	St. Petersfield - Plot 9 Eastern Gateway	Bentinck Street, St. Petersfield, Ashton-under-Lyne	4,514 sq.m office development	0.3501	4,514	A
AS686	St. Petersfield - Plot 2 St Peters Street	St Peters Street, St. Petersfield, Ashton-under-Lyne	3,793 Sq.m office space	0.1726	3,793	A
DE569	Land surrounding 1 The Winnows	1 The Winnows, Denton	570 sq.m new office space.	0.1422	570	A
DR519	First Floor, Unit 1	Greenside Trading Centre, Greenside Lane, Droylsden	Vacant premises with Class B1a use	0.0185	185	U
LO509	Manor House	2 Market Place, Mottram-in-Longdendale	Change of use from storage to ancillary office.	0.0069	69	U
ST538	Vacant land at	15 Shepley Street, Stalybridge	4 storey building, upper 3 floors B1 office	0.0468	930	A
				2.01	22,358	

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**Industry and Warehousing**

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
AS526	Ashton Moss Plot 3000	Lord Sheldon Way, Ashton-under-Lyne	305,000 sq ft Egiii, B2 & B8	8.747	28,335	I
AS532	Industrial Site	Kershaw Street, Ashton-under-Lyne	6 no. industrial starter units	0.118	522	A
AS559	Unit 2	Former Waterside Works, Clarence Street, Ashton-under-Lyne	Existing industrial site	0.514	1,799	A
AS561	Remaining Land at Berkeley Business Park	Turner Street, Charlestown, Ashton-under-Lyne	Undeveloped part of site	0.536	1,161	A
AS563	Former Sawmill	14 Bentinck Street, Ashton-under-Lyne	Site of former Old Beaver PH	0.029	145	A
AS627	Offices at 1 Winton Street	Winton Street, Ashton-under-Lyne		0.051	478	A
AS631	Kayley Industrial Estate	Richmond Street, Ashton-under-Lyne		0.057	1,804	U
AS645	Oxford Street Mills	Oxford Street East, Ashton-under-Lyne	Cleared site of former mill complex	1.432	5,064	A
AS651	Former Gasworks	Hertford Street, Ashton-under-Lyne	Former gas holder site	0.710	2,484	A
AS659	Land at Lower Wharf Street	Lower Wharf Street, Ashton-under-Lyne		0.244	72	A
AS663	Vacant land	Britannia Street, Ashton-under-Lyne	Vacant plot of land	0.098	342	A
AS668	Land off Lord Sheldon Way	Lord Sheldon Way, Ashton-under-Lyne	Vacant employment site.	0.470	760	A

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
AS674	39 to 41 and Former Works	Hill Street, Ashton-under-Lyne	Cleared site	0.092	320	A
AU500	Shepley Industrial Estate Extension	Shepley Road, Audenshaw	Extension of existing industrial estate	2.117	5,816	I
AU506	Moss Way / Audenshaw Road DOA	Groby Road North / Hanover Street North, Audenshaw	Part of DOA E2(3)	4.874	17,058	A
AU528	Saica Natur	York Street, Audenshaw		0.039	36	A
DE506F	Lofting Services Site (third and final unit)	Denton Hall Farm Road, Windmill Lane, Denton	1 no. industrial unit (B2)	0.305	960	A
DE549	Alpha Court	Gorton Crescent, Denton	Small industrial units	0.028	283	A
DE562	T K Components	4 Cranberry Drive, Denton		0.030	300	A
DE565	Former Gas Works	Oldham Street, Denton	Vacant land	0.736	2,576	A
DE572	Land at Malbern Industrial Estate	Holland Street West, Denton		0.371	988	A
DE573	Northern part of Gas Holder Site	Oldham Street, Denton	Land in use for open storage	0.031	308	A
DU510	Cleared land	Ashton Street / Gate Street, Dukinfield	Cleared brownfield site.	1.133	3,967	A
DU563	GCP Applied Technologies	Gate Street, Dukinfield		0.099	960	U
DU569		Wharf Street, Dukinfield	Vacant yard area.	0.009	94	A
HY502	The Thorns	Off Hattersley Road West, Hattersley, Hyde		3.616	12,655	A

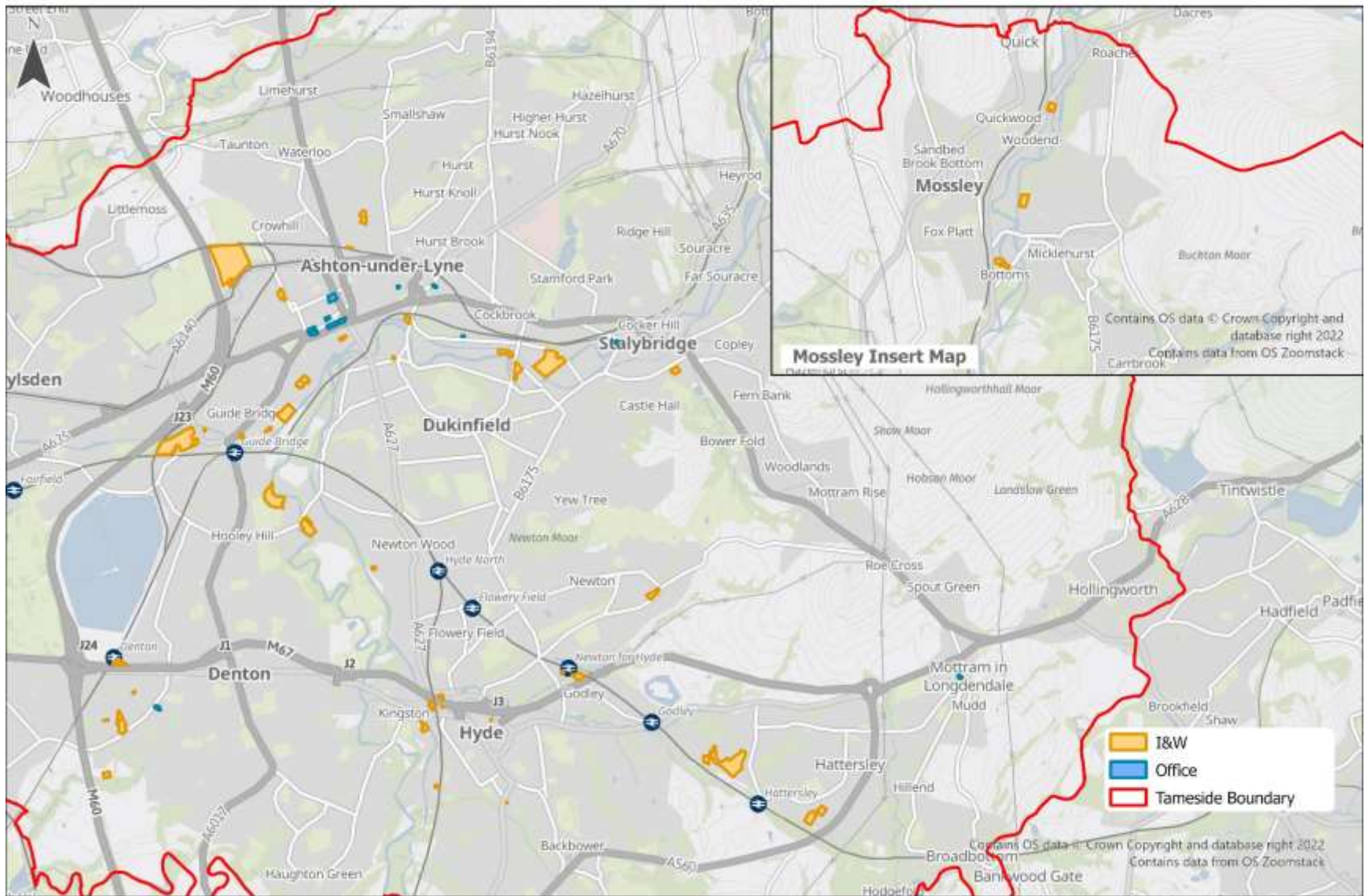
ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
HY506	Hyde Wharf	Canal Street, Hyde	Industrial / commercial development	0.296	1,035	A
HY508	Plot B	Hattersley Industrial Estate, Stockport Road, Longdendale	Undeveloped grassed area	0.785	3,607	A
HY509	Plot A	Hattersley Industrial Estate, Stockport Road, Longdendale	Undeveloped grassed area	0.424	1,096	A
HY522	Tract of vacant land	Talbot Road / Victoria Street, Hyde	Light industrial development	0.490	1,716	A
HY532	Proposed Industrial Workshop Site	Castle Street, Newton, Hyde	Vacant land.	0.033	170	A
HY578	Newton Railway Arches	Sheffield Road, Hyde		0.462	1,617	A
HY603	The Works (Phase 3)	Edward Street, Hyde	Existing industrial premises	0.030	287	A
HY604		61-63 Dowson Road, Hyde		0.008	89	A
HY608	Rhino Events	John Street, Hyde		0.014	103	A
HY610	Site of Caxton Mill	Dukinfield Road, Hyde	Former mill site	0.150	524	A
HY620	Stockport Truck Centre	Broadway, Hyde		0.088	909	A
HY622	Kerry Foods	Mottram Road, Hyde	New unit within existing complex.	0.333	680	A
HY625	Phoenix Works	Raglan Street, Hyde	Existing industrial premises	0.328	1,705	U
HY630	Cedar Mill	Alexandra Street, Hyde		0.009	86	A
MO506	Waste Ground/Vacant Land	Bury Street, Mossley		0.232	811	A

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
MO528	Metal Brite Ltd	Unit 31, Audley Street Works, Mossley		0.553	1,935	A
MO546	Unit 115E	Warmco Ind Estate, Manchester Road, Mossley	Extension to existing unit.	0.004	61	U
MO550	Land at Egmont Street	Egmont Street, Mossley	Vacant employment land.	0.226	791	A
MO553	Benchmark Building Supplies Ltd	Riverside Works, Manchester Road, Mossley	Existing builders merchants	0.010	100	A
ST560	Former Total Petrochemicals	Globe House, Bayley Street, Stalybridge	Former chemical plant	3.795	13,283	I
ST567	Site of Former Ray Mill	Clarence Street, Stalybridge	Former cotton mill	0.657	2,299	A
ST569	Former Norwest Gas Board Depot	Winton Street, Stalybridge		0.341	1,194	A
				35.750	123,385	

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**Appendix 2: Distribution of Employment Sites 31 March 2022**

### Employment Land Supply 2022



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0 0.75 1.5 3 Kilometers