

Tameside Council

Brownfield Land Register 2021



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1.0 Introduction

- 1.1 Regulation 3 of the Town and Country Planning (Brownfield Land Register) Regulations 2017¹ 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.
- 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 criteria² and are appropriate for residential development; whilst those sites entered into Part 2 of the BLR are granted permission in principle³.
- 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.

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.’

¹ <https://www.legislation.gov.uk/ukxi/2017/403/regulation/3/made>

² <https://www.legislation.gov.uk/ukxi/2017/403/regulation/4/made>

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

- 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 register⁴.

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 Regulations⁵ 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 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 status⁶. 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 (31 March 2021- 1 April 2037).
- 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 register⁷. Tameside have adopted this approach in that information collected from the 2021 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:

⁴ Planning Practice Guidance: Brownfield land register, paragraph 011 Reference ID: 59-011-20170728

⁵ <https://www.legislation.gov.uk/ukxi/2017/403/regulation/4/made>

⁶ Planning Practice Guidance: Brownfield land register, paragraph: 010 Reference ID: 59-010-20170728

⁷ Planning practice Guidance: Brownfield land register, paragraph 016 Reference ID: 59-016-20170728

- ‘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;
- ‘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 2004⁸ 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 Practice Guidance, any other guidance published by the Secretary of State, any other relevant statutory requirements and guidance⁹.

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 development¹⁰.

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

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

¹⁰ Planning Practice Guidance: Brownfield land register, paragraph: 006 Reference ID: 59-006-20170728

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 process¹¹.

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 stage¹². However, it is worth noting that Part 2 sites will receive permission in principle for a specified range of dwellings and they will need to be advertised and consulted on in a similar way to the development management process¹³.

4.0 2021 Tameside Brownfield Land Register

4.1 Part 1 of the 2021 Tameside Brownfield Land Register

4.1.1 In order to meet the requirement for an annual review, Tameside Council has prepared this 2021 update to Part 1 of its Brownfield Land Register. This review has been directly informed by the Council's 2021 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 2021 are included within the 2021 Tameside BLR. No site with an application submitted after 31 March 2021 will be included within the 2021 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

¹¹ MHCLG, 28 July 2017. Planning Practise Guidance: Permission in Principle,

¹² MHCLG, 28 July 2017. Planning Practise Guidance: Permission in Principle, Paragraph: 012
Reference ID: 58-012-20180615

¹³ MHCLG, 28 July 2017. Planning Practise Guidance: Permission in Principle, Paragraph: 016
Reference ID: 58-016-20180615

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 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.
- 4.1.7 It is not considered that Part 1 of Tameside's 2021 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 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.
- 4.1.8 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.
- 4.1.8 Using the methodology set out above the Council has identified 104 brownfield sites considered suitable for inclusion within Part 1 of the 2021 Tameside Brownfield Land Register. Based on the analysis of the SHELAA 2021 process it has been determined that these sites have the potential to deliver 4,227 residential units on 63.53 Ha of brownfield land.
- 4.1.9 The change in the number of sites from 108 and potential site yield of 3,842 dwellings identified within the 2020 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.
- 4.1.11 Appendix 1 of this report provides a map identifying the 104 sites included within Part 1 of the 2021 BLR, whilst Appendix 2 provides a more detailed list of those sites included within Part 1 of the 2021 BLR. Information relating to those sites included within the 2020 BLR can be found in Appendix 3 and 4.

4.2 Part 2 of the 2021 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 2021 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 2021 Brownfield Land Register.

Appendix 1 – List of sites in the 2021 Tameside Brownfield Land Register

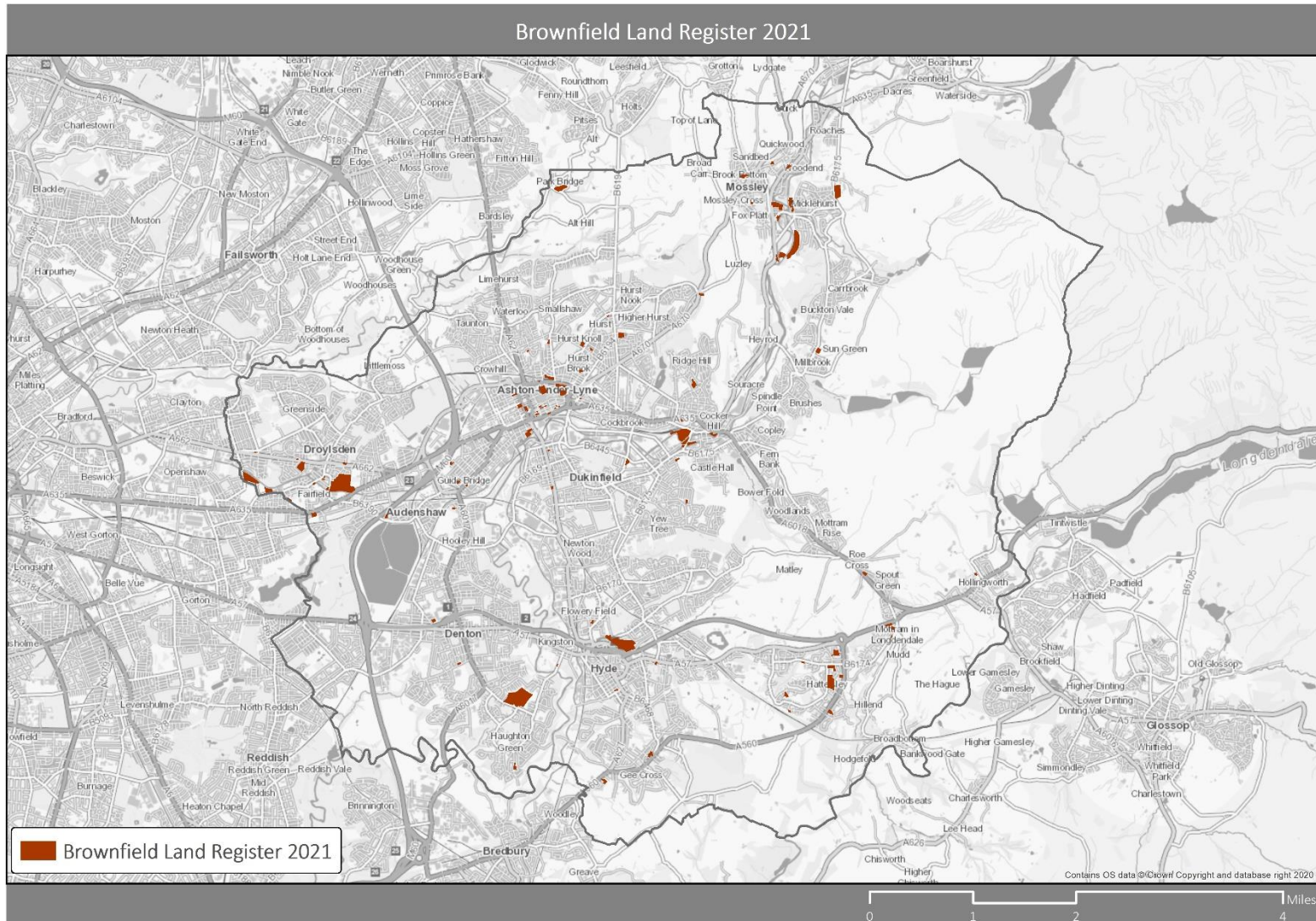
Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-AUDENS-068	Former site of St Anne's Nursery, Clarendon Road, Audenshaw, M34 5QD	0.52	34	2021-03-31	2021-03-31
H-AUDENS-082	Blue Pig, 296-298 Audenshaw Road, Audenshaw, M34 5PJ	0.24	8	2018-12-31	2021-03-31
H-AUDENS-110	Former Site of Robertson Jam, Fitzroy Street, Audenshaw, M43 7BY	8.08	338	2017-12-04	2021-03-31
H-DENSTH-022	Site of former Two Trees School, 101 Two Trees Lane, Denton, M34 7QL	7.83	274	2019-03-31	2021-03-31
H-DENSTH-031	Meadow Lane, Denton, M34 7GD	0.36	13	2017-12-04	2021-03-31
H-DENTNE-004	28 Town Lane, Denton, M34 5EE	0.17	6	2018-12-31	2021-03-31
H-DENTNE-005	88-90 Wilton Street, Denton	0.29	28	2017-12-04	2021-03-31
H-DROEST-010	Burman Street, Droylsden	0.25	12	2018-12-31	2021-03-31
H-DROEST-013	46 Gorsey Fields, Droylsden	0.18	9	2017-12-04	2021-03-31
H-DROEST-020	King Street, Droylsden, M43 6TR	0.09	9	2018-12-31	2021-03-31
H-DROEST-025	342 Fairfield Road, Droylsden, M43 7LN	0.13	13	2018-12-31	2021-03-31
H-DROEST-035	Victoria Mill, Buckley Street, Droylsden, M43 6DU	1.24	127	2017-12-04	2021-03-31
H-DROEST-038	King Street, Droylsden, M43 6DQ	0.07	6	2018-12-31	2021-03-31
H-DROEST-055	Seamark, Edge Lane, Droylsden, M43 6SJ	2.24	174	2018-12-31	2021-03-31
H-DROEST-069	Moss Tavern, 99-101 Ashton Road, Droylsden, M43 7FJ	0.20	23	2018-12-31	2021-03-31
H-DROEST-079	Former A Plant Hire Site, Fairfield Road, Droylsden, M43 6AX	0.72	62	2021-03-31	2021-03-31
H-DROWST-019	189 Manor Road, Droylsden, M35 6PW	0.08	7	2018-12-31	2021-03-31
H-DROWST-031	Royal Oak Hotel, 116 Manchester Road, Droylsden, M43 6PF	0.08	8	2018-12-31	2021-03-31
H-DUKINF-017	Queen Street, Dukinfield, SK16 4LS	0.09	15	2017-12-04	2021-03-31
H-DUKINF-018	193 King Street, Dukinfield, SK16 4TH	0.18	24	2017-12-04	2021-03-31
H-DUKSTB-002	102-128 Sandy Lane, Dukinfield	0.40	15	2017-12-04	2021-03-31
H-DUKSTB-023	Castle Street, Stalybridge, SK15 1PD	0.51	51	2017-12-04	2021-03-31
H-DUKSTB-039	Former site of Wellington Inn, Caroline Street/Bridge Street, Stalybridge, SK15 1PD	0.15	24	2017-12-04	2021-03-31
H-DUKSTB-040	Quarry Street, Stalybridge	0.21	10	2020-03-31	2021-03-31

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-DUKSTB-062	1-7 Gloucester Rise, Dukinfield	0.21	7	2017-12-04	2021-03-31
H-HURST-028	Vernon Street, Ashton-under-Lyne	0.40	24	2017-12-04	2021-03-31
H-HYDGOD-034	132A and 134 Mottram Road, Hyde, SK14 2RZ	0.15	15	2018-12-31	2021-03-31
H-HYDGOD-039	Site of former Lodge Mill Lane, Hyde, SK14 2DL	0.09	9	2018-12-31	2021-03-31
H-HYDGOD-047	Waterside, Hattersley, Hyde	0.38	15	2017-12-04	2021-03-31
H-HYDGOD-078	Underwood Road, Hyde, SK14 3DH	0.14	5	2018-12-31	2021-03-31
H-HYDNEW-003	Former Newton Print Works (ABC Wax), Clarendon Road, Hyde, SK14 2LJ	5.69	155	2018-12-31	2021-03-31
H-HYDNEW-083	Spring Gardens, Hyde	0.22	11	2018-12-31	2021-03-31
H-HYDWER-011	Syddall Street, Hyde, SK14 1LB	0.14	13	2018-12-31	2021-03-31
H-HYDWER-026	Rowbotham Street, Gee Cross, Hyde	0.46	16	2017-12-04	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-073	Elson Drive, Stockport Road, Hyde	0.41	6	2021-03-31	2021-03-31
H-HYDWER-074	68 - 70 Market Street, Hyde, SK14 1ES	0.02	7	2020-03-31	2021-03-31
H-LONGDE-008	Wood Street, Hollingworth, Hyde, SK14 8NJ	0.16	5	2017-12-04	2021-03-31
H-LONGDE-022	Atherton Avenue and Hyde Road, Hattersley, Hyde	0.37	16	2018-12-31	2021-03-31
H-LONGDE-023	Atherton Avenue, Hyde, SK14 6NL	0.21	7	2018-12-31	2021-03-31
H-LONGDE-069	Land Bounded By Underwood Road, Hattersley Road East And Melandra Crescent, Hattersley Hyde	0.70	15	2020-03-31	2021-03-31
H-LONGDE-111	Cleared Land Bounded By Hattersley Road East, Melandra Crescent And Kenworthy Close, Mottram, Hyde	1.47	46	2017-12-04	2021-03-31
H-LONGDE-160	Roe Cross Green Cafe Roe Cross Road, Mottram, SK14 6SD	0.29	5	2019-03-31	2021-03-31
H-LONGDE-205	Sandy Bank Avenue, Hattersley, Hyde	0.13	8	2018-12-31	2021-03-31
H-LONGDE-207	Bunkers Hill Road, Hattersley, Hyde	0.39	15	2017-12-04	2021-03-31
H-LONGDE-208	Dawlish Close, Hattersley, Hyde	0.83	29	2021-03-31	2021-03-31
H-LONGDE-219	2 Ashworth Lane, Mottram, Hyde, SK14 6NT	0.09	6	2017-12-04	2021-03-31
H-LONGDE-228	Melandra Crescent, Hyde	0.25	9	2017-12-04	2021-03-31
H-LONGDE-235	Former Hattersley District Centre, Hattersley Road East, Hattersley, Hyde, SK14 3QZ	0.67	91	2020-03-31	2021-03-31
H-MOSSLE-007	19B Manchester Road, Mossley, OL5 9PH	0.19	6	2018-12-31	2021-03-31
H-MOSSLE-011	Site of Former River Mill, rear of 6-32 Waggon Road, Mossley	0.33	32	2017-12-04	2021-03-31
H-MOSSLE-012	Plevins, Cheshire Street, Mossley, OL5 9NG	3.74	155	2018-12-31	2021-03-31

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-MOSSLE-043	The Highland Laddie, Market Street, Mossley, OL5 0ES	0.13	6	2018-12-31	2021-03-31
H-MOSSLE-077	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	2021-03-31
H-MOSSLE-107	Land at Brook Bottom between Smith Street and Nield Street, Mossley	0.50	37	2017-12-04	2021-03-31
H-MOSSLE-130	Britannia Mill, Manchester Road, Mossley, OL5 9AJ	0.41	62	2017-12-04	2021-03-31
H-MOSSLE-131	Britannia New Mill, Queen Street, Mossley, OL5 9AL	1.04	76	2017-12-04	2021-03-31
H-MOSSLE-132	North end of Audley Street, Mossley, OL5 9WH	0.67	26	2018-12-31	2021-03-31
H-MOSSLE-139	Manchester Road, Mossley, OL5 9AJ	0.27	6	2017-12-04	2021-03-31
H-MOSSLE-146	Yorkshire Ward Conservative Club, Carrhill Road, Mossley, OL5 0BL	0.21	11	2018-12-31	2021-03-31
H-MOSSLE-158	Junction Garage, Mossley Road, Mossley, OL6 9BQ	0.27	9	2017-12-04	2021-03-31
H-MOSSLE-178	Scout Green Depot, 27 Manchester Road, Mossley, OL5 9QW	0.87	55	2017-12-04	2021-03-31
H-MOSSLE-198	Fleece Inn 53 Stamford Street, Mossley, OL5 0HR	0.02	5	2021-03-31	2021-03-31
H-STANTH-029	Land to east of St James Church Yard, Huddersfield Road, Millbrook	0.50	23	2021-03-31	2021-03-31
H-STANTH-032	UDP Allocation E2(9) Harrop Street and Shepley Street, Stalybridge	3.70	277	2017-12-04	2021-03-31
H-STANTH-038	Former Stalybridge Clinic, Stamford Street, Stalybridge, SK15 1JZ	0.39	38	2017-12-04	2021-03-31
H-STANTH-042	Union Bank Chambers, 75-79 Market Street, Stalybridge, SK15 2AA	0.02	6	2017-12-04	2021-03-31
H-STANTH-043	Stalybridge Motors, 111 Stamford Street, Stalybridge, SK15 1LH	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	222 Kings Road, Ashton-under-Lyne, OL6 8HD	0.08	6	2017-12-04	2021-03-31
H-STMICH-019	Land between and to rear of 24-26 Cedar Street, Ashton-under-Lyne	0.18	17	2018-12-31	2021-03-31
H-STMICH-033	Garage plot, Holden Street, Ashton-under-Lyne	0.23	22	2018-12-31	2021-03-31
H-STMICH-064	30 Romney Street, Ashton-under-Lyne	0.01	6	2017-12-04	2021-03-31
H-STMICH-065	Fern Lodge Drive, Ashton-under-Lyne	0.74	26	2017-12-04	2021-03-31
H-STPETE-007	Parcel of land at Wood Street, Ashton-under-Lyne, OL6 7LZ	0.08	35	2017-12-04	2021-03-31
H-STPETE-009	203-203A Stamford Street Central, Ashton-under-Lyne, OL6 7QB	0.05	7	2017-12-04	2021-03-31
H-STPETE-010	205-217 Stamford Street Central, Ashton-under-Lyne, OL6 7QB	0.13	19	2017-12-04	2021-03-31
H-STPETE-015	18 Crown Street, Ashton-under-Lyne, OL6 7PQ	0.03	6	2017-12-04	2021-03-31

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-STPETE-018	Birch Street, Ashton-under-Lyne, OL7 0DZ	0.22	21	2017-12-04	2021-03-31
H-STPETE-022	Goldgem site, Cavendish Street, Ashton-under-Lyne, OL6 7BF	0.44	66	2017-12-04	2021-03-31
H-STPETE-024	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, OL7 0TL	0.17	21	2018-12-31	2021-03-31
H-STPETE-029	149 Stamford Street, Ashton-under-Lyne, OL6 6DL	0.05	7	2017-12-04	2021-03-31
H-STPETE-030	228 Stamford Street Central, Ashton-under-Lyne, OL6 7LJ	0.04	8	2017-12-04	2021-03-31
H-STPETE-039	Car park, Union Street, Ashton-under-Lyne	0.63	95	2018-12-31	2021-03-31
H-STPETE-052	Grey Street, Ashton-under-Lyne	0.05	8	2017-12-04	2021-03-31
H-STPETE-053	Car park, Church Street, Ashton-under-Lyne	0.13	21	2018-12-31	2021-03-31
H-STPETE-056	Car park, Wood Street, Ashton-under-Lyne	0.09	12	2018-12-31	2021-03-31
H-STPETE-057	Car park, Wych Street, Ashton-under-Lyne	0.09	13	2018-12-31	2021-03-31
H-STPETE-061	Land at Cavendish Street, Ashton-under-Lyne	0.82	50	2017-12-04	2021-03-31
H-STPETE-063	Work buildings, Cavendish Street, Ashton-under-Lyne	0.20	29	2018-12-31	2021-03-31
H-STPETE-065	Territorial Army Barrack, Cavendish Street, Ashton-under-Lyne, OL6 7BY	0.34	50	2018-12-31	2021-03-31
H-STPETE-083	Stelfox Lane, Audenshaw, M34 5HE	0.17	8	2018-12-31	2021-03-31
H-STPETE-131	Henrietta Street and Wimpole Street car parks, Ashton-under-Lyne	0.56	84	2018-12-31	2021-03-31
H-STPETE-132	Car park, Old Cross Street, Ashton-under-Lyne	0.67	101	2018-12-31	2021-03-31
H-STPETE-143	Advantage House, 156 Oxford Street West, Ashton-under-Lyne, OL7 0NB	0.04	8	2019-03-31	2021-03-31
H-STPETE-157	Independent Methodist Church, Wellington Road, Ashton-under-Lyne, OL6 6DP	0.04	12	2020-03-31	2021-03-31
H-STPETE-164	Ashton-under-Lyne Town Centre	1.08	600	2021-03-31	2021-03-31
H-STPETE-166	257 Stockport Road, Ashton-under-Lyne, OL7 0NT	0.09	8	2021-03-31	2021-03-31
H-STPETE-168	Emmanuel Court, Henrietta Street, Ashton-under-Lyne, OL6 8PH	0.21	42	2021-03-31	2021-03-31
H-WATERL-010	61-67 Northumberland Avenue, Ashton-under-Lyne	0.11	5	2018-12-31	2021-03-31
H-WATERL-050	Park Bridge Works, Park Bridge, Ashton-under-Lyne, OL6 8AW	1.23	47	2017-12-04	2021-03-31

Appendix 2 – Map of sites in the 2021 Tameside Brownfield Land Register



Appendix 3 – List of sites in the 2020 Tameside Brownfield Land Register

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-AUDENS-082	Blue Pig, 296-298 Audenshaw Road, Audenshaw, M34 5PJ	0.24	8	2018-12-31	2020-03-31
H-AUDENS-110	Fitzroy Street, Audenshaw, M43 7BY	8.08	330	2017-12-04	2020-03-31
H-AUDENS-124	32 Denton Road, Audenshaw, M34 5AY	0.08	13	2018-12-31	2020-03-31
H-DENSTH-022	101 Two Trees Lane, Denton, M34 7QL	7.83	274	2019-03-31	2020-03-31
H-DENSTH-031	Meadow Lane, Denton, M34 7GD	0.36	13	2017-12-04	2020-03-31
H-DENTNE-001	Edward Street, Denton	3.26	145	2017-12-04	2020-03-31
H-DENTNE-004	28 Town Lane, Denton, M34 5EE	0.17	6	2018-12-31	2020-03-31
H-DENTNE-005	88-90 Wilton Street, Denton	0.29	28	2017-12-04	2020-03-31
H-DROEST-010	Burman Street, Droylsden	0.25	12	2018-12-31	2020-03-31
H-DROEST-013	46 Gorsey Fields, Droylsden	0.18	9	2017-12-04	2020-03-31
H-DROEST-020	King Street, Droylsden, M43 6TR	0.09	9	2018-12-31	2020-03-31
H-DROEST-025	342 Fairfield Road, Droylsden, M43 7LN	0.13	13	2018-12-31	2020-03-31
H-DROEST-035	Victoria Mill, Buckley Street, Droylsden, M43 6DU	1.24	127	2017-12-04	2020-03-31
H-DROEST-038	King Street, Droylsden, M43 6DQ	0.07	6	2018-12-31	2020-03-31
H-DROEST-055	Seamark, Edge Lane, Droylsden, M43 6SJ	2.24	174	2018-12-31	2020-03-31
H-DROEST-069	Moss Tavern, 99-101 Ashton Road, Droylsden, M43 7FJ	0.20	23	2018-12-31	2020-03-31
H-DROWST-019	189 Manor Road, Droylsden, M35 6PW	0.08	7	2018-12-31	2020-03-31
H-DROWST-031	Royal Oak Hotel, 116 Manchester Road, Droylsden, M43 6PF	0.08	8	2018-12-31	2020-03-31
H-DUKINF-017	Queen Street, Dukinfield, SK16 4LS	0.09	15	2017-12-04	2020-03-31
H-DUKINF-018	193 King Street, Dukinfield, SK16 4TH	0.18	24	2017-12-04	2020-03-31
H-DUKSTB-002	102-128 Sandy Lane, Dukinfield	0.40	15	2017-12-04	2020-03-31
H-DUKSTB-023	Castle Street, Stalybridge, SK15 1PD	0.51	51	2017-12-04	2020-03-31
H-DUKSTB-039	Caroline Street/Bridge Street, Stalybridge, SK15 1PD	0.15	24	2017-12-04	2020-03-31
H-DUKSTB-040	Quarry Street, Stalybridge	0.21	10	2020-03-31	2020-03-31
H-DUKSTB-062	1-7 Gloucester Rise, Dukinfield	0.21	7	2017-12-04	2020-03-31
H-DUKSTB-064	Park House, 5 Acres Lane, Stalybridge, SK15 2JR	0.20	10	2019-03-31	2020-03-31

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-HURST-021	Greenhurst Road, Ashton-under-Lyne	6.13	195	2019-03-31	2020-03-31
H-HURST-028	Vernon Street, Ashton-under-Lyne	0.40	24	2017-12-04	2020-03-31
H-HYDGOD-034	132A and 134 Mottram Road, Hyde, SK14 2RZ	0.15	15	2018-12-31	2020-03-31
H-HYDGOD-039	The Lodge Mill Lane, Hyde, SK14 2DL	0.09	9	2018-12-31	2020-03-31
H-HYDGOD-047	Waterside, Hattersley, Hyde	0.38	15	2017-12-04	2020-03-31
H-HYDGOD-069	1-3 Market Place, Hyde, SK14 2LY	0.10	14	2017-12-04	2020-03-31
H-HYDGOD-078	Underwood Road, Hyde, SK14 3DH	0.14	5	2018-12-31	2020-03-31
H-HYDGOD-081	2 Leech Street, Hyde	0.05	6	2019-03-31	2020-03-31
H-HYDNEW-003	Clarendon Road, Hyde, SK14 2LJ	5.69	155	2018-12-31	2020-03-31
H-HYDNEW-020	Welch Road, Hyde	0.10	5	2018-12-31	2020-03-31
H-HYDNEW-082	Newton Business Park Cartwright Street, Hyde, SK14 4FA	2.08	64	2017-12-04	2020-03-31
H-HYDNEW-083	Spring Gardens, Hyde	0.22	11	2018-12-31	2020-03-31
H-HYDNEW-093	Old Road, Hyde	0.40	20	2020-03-31	2020-03-31
H-HYDNEW-094	2-24 Lyne View, Hyde, SK14 4ND	0.09	6	2020-03-31	2020-03-31
H-HYDNEW-095	Flowery Field Public House, 2 Furnace Street, Hyde, SK14 4NU	0.04	5	2020-03-31	2020-03-31
H-HYDWER-011	Syddall Street, Hyde, SK14 1LB	0.14	13	2018-12-31	2020-03-31
H-HYDWER-026	Rowbotham Street, Gee Cross, Hyde	0.46	16	2017-12-04	2020-03-31
H-HYDWER-059	Dress Up and Party, The Showroom, Croft Street, Hyde	0.03	6	2017-12-04	2020-03-31
H-HYDWER-074	68 - 70 Market Street, Hyde, SK14 1ES	0.02	7	2020-03-31	2020-03-31
H-HYDWER-077	Hill St Works Hill Street, Hyde, SK14 5RL	0.18	8	2020-03-31	2020-03-31
H-LONGDE-008	Wood Street, Hollingworth, Hyde, SK14 8NJ	0.16	5	2017-12-04	2020-03-31
H-LONGDE-022	Atherton Avenue and Hyde Road, Hattersley, Hyde	0.37	17	2018-12-31	2020-03-31
H-LONGDE-023	Atherton Avenue, Hyde, SK14 6NL	0.21	7	2018-12-31	2020-03-31
H-LONGDE-069	Land Bounded By Underwood Road, Hattersley Road East And Melandra Crescent, Hattersley, Hyde	0.70	15	2020-03-31	2020-03-31
H-LONGDE-111	Cleared Land Bounded By Hattersley Road East, Melandra Crescent And Kenworthy Close, Mottram, Hyde	1.47	46	2017-12-04	2020-03-31
H-LONGDE-160	Roe Cross Green Cafe Roe Cross Road, Mottram, SK14 6SD	0.29	6	2019-03-31	2020-03-31
H-LONGDE-205	Sandy Bank Avenue, Hattersley, Hyde	0.13	8	2018-12-31	2020-03-31

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-LONGDE-207	Bunkers Hill Road, Hattersley, Hyde	0.39	15	2017-12-04	2020-03-31
H-LONGDE-219	2 Ashworth Lane, Mottram, Hyde, SK14 6NT	0.09	6	2017-12-04	2020-03-31
H-LONGDE-228	Melandra Crescent, Hyde	0.25	9	2017-12-04	2020-03-31
H-LONGDE-235	Hattersley Road East, Hattersley, Hyde, SK14 3QZ	0.67	91	2020-03-31	2020-03-31
H-MOSSLE-007	19B Manchester Road, Mossley, OL5 9PH	0.19	6	2018-12-31	2020-03-31
H-MOSSLE-011	6-32 Waggon Road, Mossley	0.33	32	2017-12-04	2020-03-31
H-MOSSLE-012	Plevins, Cheshire Street, Mossley, OL5 9NG	3.74	155	2018-12-31	2020-03-31
H-MOSSLE-043	The Highland Laddie, Market Street, Mossley, OL5 0ES	0.13	6	2018-12-31	2020-03-31
H-MOSSLE-045	The Highland Laddie, Market Street, Mossley, OL5 0ES	0.03	8	2018-12-31	2020-03-31
H-MOSSLE-077	Audley Street, Mossley	0.24	12	2017-12-04	2020-03-31
H-MOSSLE-107	Nield Street, Mossley	0.50	37	2017-12-04	2020-03-31
H-MOSSLE-130	Britannia Mill, Manchester Road, Mossley, OL5 9AJ	0.41	62	2017-12-04	2020-03-31
H-MOSSLE-131	Britannia New Mill, Queen Street, Mossley, OL5 9AL	1.04	76	2017-12-04	2020-03-31
H-MOSSLE-132	Audley Street, Mossley, OL5 9WH	0.67	26	2018-12-31	2020-03-31
H-MOSSLE-139	Manchester Road, Mossley, OL5 9AJ	0.27	6	2017-12-04	2020-03-31
H-MOSSLE-146	Yorkshire Ward Conservative Club, Carrhill Road, Mossley, OL5 0BL	0.21	11	2018-12-31	2020-03-31
H-MOSSLE-158	Junction Garage, Mossley Road, Mossley, OL6 9BQ	0.27	9	2017-12-04	2020-03-31
H-MOSSLE-178	Scout Green Depot, 27 Manchester Road, Mossley, OL5 9QW	0.87	47	2017-12-04	2020-03-31
H-STANTH-032	Harrop Street, Stalybridge	3.70	277	2017-12-04	2020-03-31
H-STANTH-038	Stamford Street, Stalybridge, SK15 1JZ	0.39	38	2017-12-04	2020-03-31
H-STANTH-041	7 Wakefield Road, Stalybridge, SK15 1AJ	0.08	5	2018-12-31	2020-03-31
H-STANTH-042	Union Bank Chambers, 75-79 Market Street, Stalybridge, SK15 2AA	0.02	6	2017-12-04	2020-03-31
H-STANTH-043	Stalybridge Motors, 111 Stamford Street, Stalybridge, SK15 1LH	0.11	11	2018-12-31	2020-03-31
H-STMICH-009	Town Construction Ltd, 239 Mossley Road, Ashton-under-Lyne, OL6 6LN	0.06	8	2017-12-04	2020-03-31
H-STMICH-013	222 Kings Road, Ashton-under-Lyne, OL6 8HD	0.08	6	2017-12-04	2020-03-31
H-STMICH-019	24-26 Cedar Street, Ashton-under-Lyne	0.18	17	2018-12-31	2020-03-31
H-STMICH-033	Holden Street, Ashton-under-Lyne	0.23	22	2018-12-31	2020-03-31
H-STMICH-064	30 Romney Street, Ashton-under-Lyne	0.01	6	2017-12-04	2020-03-31

Site Reference	Site Name and Address	Hectares	Min Net Dwellings	First Added Date	Last Updated Date
H-STMICH-065	Fern Lodge Drive, Ashton-under-Lyne	0.74	26	2017-12-04	2020-03-31
H-STPETE-007	Wood Street, Ashton-under-Lyne, OL6 7LZ	0.08	35	2017-12-04	2020-03-31
H-STPETE-008	Swan Street, Ashton-under-Lyne	0.02	5	2017-12-04	2020-03-31
H-STPETE-009	203-203A Stamford Street Central, Ashton-under-Lyne, OL6 7QB	0.05	7	2017-12-04	2020-03-31
H-STPETE-010	205-217 Stamford Street Central, Ashton-under-Lyne, OL6 7QB	0.13	19	2017-12-04	2020-03-31
H-STPETE-015	18 Crown Street, Ashton-under-Lyne, OL6 7PQ	0.03	6	2017-12-04	2020-03-31
H-STPETE-018	Birch Street, Ashton-under-Lyne, OL7 0DZ	0.22	21	2017-12-04	2020-03-31
H-STPETE-022	Cavendish Street, Ashton-under-Lyne, OL6 7BF	0.44	66	2017-12-04	2020-03-31
H-STPETE-024	8 Church Street, Ashton-under-Lyne	0.05	18	2017-12-04	2020-03-31
H-STPETE-029	149 Stamford Street, Ashton-under-Lyne, OL6 6DL	0.05	7	2017-12-04	2020-03-31
H-STPETE-030	228 Stamford Street Central, Ashton-under-Lyne, OL6 7LJ	0.04	8	2017-12-04	2020-03-31
H-STPETE-039	Union Street, Ashton-under-Lyne	0.63	95	2018-12-31	2020-03-31
H-STPETE-052	Grey Street, Ashton-under-Lyne	0.05	8	2017-12-04	2020-03-31
H-STPETE-053	Church Street, Ashton-under-Lyne	0.13	21	2018-12-31	2020-03-31
H-STPETE-056	Wood Street, Ashton-under-Lyne	0.09	12	2018-12-31	2020-03-31
H-STPETE-057	Wych Street, Ashton-under-Lyne	0.09	13	2018-12-31	2020-03-31
H-STPETE-061	Cavendish Street, Ashton-under-Lyne	0.82	50	2017-12-04	2020-03-31
H-STPETE-063	Cavendish Street, Ashton-under-Lyne	0.20	29	2018-12-31	2020-03-31
H-STPETE-065	Territorial Army Barrack, Cavendish Street, Ashton-under-Lyne, OL6 7BY	0.34	50	2018-12-31	2020-03-31
H-STPETE-083	Stelfox Lane, Audenshaw, M34 5HE	0.17	8	2018-12-31	2020-03-31
H-STPETE-131	Wimpole Street, Ashton-under-Lyne	0.56	84	2018-12-31	2020-03-31
H-STPETE-132	Old Cross Street, Ashton-under-Lyne	0.67	101	2018-12-31	2020-03-31
H-STPETE-143	Advantage House, 156 Oxford Street West, Ashton-under-Lyne, OL7 0NB	0.04	8	2019-03-31	2020-03-31
H-STPETE-157	Independent Methodist Church, Wellington Road, Ashton-under-Lyne, OL6 6DP	0.04	12	2020-03-31	2020-03-31
H-STPETE-160	Katherine Cavendish House 224 - 226 Katherine Street, Ashton-under-Lyne, OL6 7DB	0.06	7	2020-03-31	2020-03-31
H-WATERL-010	61-67 Northumberland Avenue, Ashton-under-Lyne	0.11	5	2018-12-31	2020-03-31
H-WATERL-050	Park Bridge Works, Park Bridge, Ashton-under-Lyne, OL6 8AW	1.23	47	2017-12-04	2020-03-31

Appendix 4 – Map of Sites in the 2020 Tameside Brownfield Land Register

