

Tameside Council

**Industrial and Commercial
Land Supply 2024/25**

April 2024



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Status

Final Version

Document Management

No.	Details	Date
1.0	Draft	7 January 2025
2.0	Final Version	20 May 2025

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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 2023 to 31 March 2024. 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 guidance¹:

- A standard threshold of ≥ 0.25 hectares; and
- A lower threshold of ≥ 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)² (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).

¹ 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>

² 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 2024 was 77.89 hectares or 304,866 sq.m** (see Appendix 1 for the full listing). This is an increase of 40.18 hectares and of 158,090 sq.m from the total supply recorded at 31 March 2023.

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)³.

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

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

2.0 2023-2024 Summary

Supply

2.1 Total employment land supply available for development for employment purposes on 31 March 2024 consisted of 56 sites totalling 77.9 hectares or 304,866 sq. m of floorspace. This is an increase of 40.18 hectares, or 158,090 sq. m, from the previous monitoring year (37.71 hectares or 144,361 sq. m).

2.2 Figure 1 below shows the annual employment land supply in hectares over the last 10 years. This shows a significant increase in employment land available since the previous high point of 2014/15 of 62.04 hectares up to the current level of 77.89 hectares, an increase of 25.5%. This significant increase is due to the allocation of the site at Ashton Moss West (JP- Allocation 27) through the adopted Places for Everyone Joint Plan. 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 new employment land through the 1996 UDP at Ashton Moss, and the vast majority of this has now been developed.

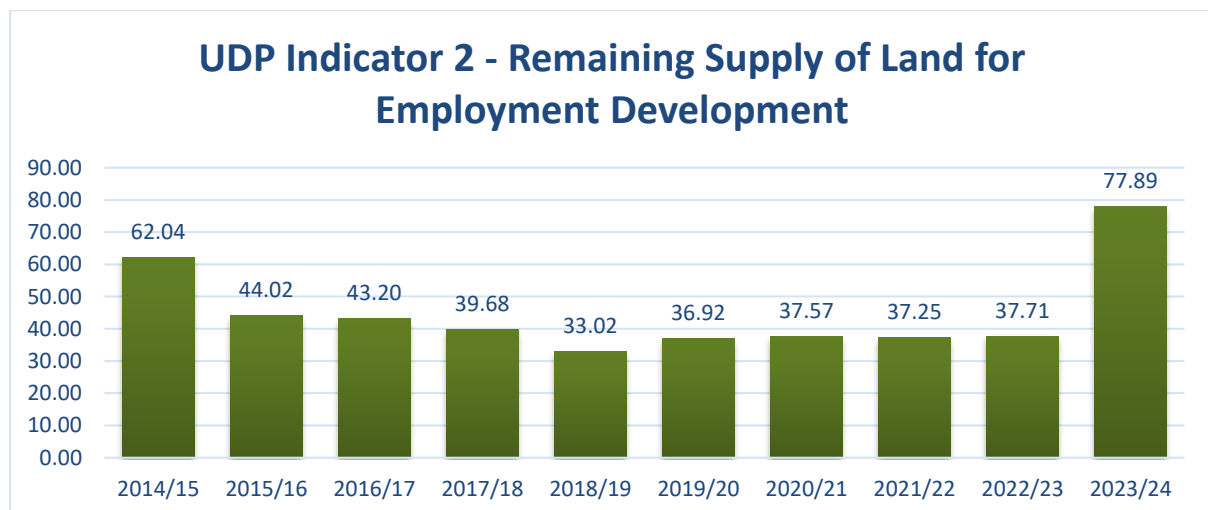


Figure 1: Employment land supply 1 April 2014 – 31 March 2024⁴

⁴ Figure 1: presents the data required by Tameside UDP Indicator 2 “Remaining supply of land for employment development”.

2.3 It should be noted, that in addition to sites recorded as under construction⁵ or completed, other sites have been removed from the supply, either due to expiry of their associated planning permission or further information leading to officer judgement on their exclusion from the supply.

2.4 Of the total supply available at the 31 March 2024, 10.99 hectares were classed as ‘immediately available’.

2.5 Sites are categorised as immediately available because they have been 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:

	Land (ha)	Floorspace (sq. m)
Office	1.76	21,792
Industry & Warehousing	76.13	283,074
Total	77.89	304,866

Table 1: Overall employment land supply 31 March 2024⁶

Completions

2.7 Gross completions during the year to 31 March 2024 totalled 1,860 sq. m floorspace on approximately 0.25 hectares of land, as detailed in Table 2 below.

⁵ Under construction sites are not considered to form part of the supply of land and are reported separately in paragraphs 2.9 – 2.10 and Table 3 of this report.

⁶ 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.

2.8 The area of land developed for employment purposes⁷ was:

- Office development (Use Class: E(g)(i)) totalling 275 sq. m on 0.05 hectares; and
- Industry and warehousing (Use Classes: E(g)(ii), E(g)(iii), B2 and B8) totalling 1,585 sq. m on 0.203 hectares.

ID	Site Name	Location	Result	Site Area (ha)	Floorspace (sq.m)	Category	Use Class
AS687	Time Zone	11 St Michaels Square, Ashton-under-Lyne	Development complete.	0.03	32	Office	Egi
DR519	First Floor, Unit 1	Greenside Trading Centre, Greenside Lane, Droylsden	Development complete.	0.02	185	Office	Egi
DR525	Tameside Transmissions	Albert Street, Droylsden	Development complete.	0.01	55	I&W	B2/B8
DU563	GCP Applied Technologies	Gate Street, Dukinfield	Development part complete and in use.	0.10	960	I&W	Egii
HY631	Redfern Industrial Estate	Dawson Street, Hyde	Development complete	0.04	320	I&W	B8
HY641	16 Vernon Street	16 Vernon Street, Hyde	Change of use complete	0.06	250	I&W	B8
ST577	Stalybridge Readymix	Bridge Street, Stalybridge	Retrospective - development complete.	0.01	58	Office	Egi
				0.25	1,860		

Table 2: Employment land completions 1 April 2023 – 31 March 2024

Under Construction

2.9 There was 7,913 sq. m gross of employment generating floorspace under construction on 31 March 2024 on 1.82 hectares as detailed in Table 3 below.

⁷ 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”.

2.10 Under construction office development (Use Class: E(g)(i)) totalled 478 sq. m on 0.06 hectares with industry and warehousing (Use Classes: E(g)(ii), E(g)(iii), B2 and B8) totalling 7,435 sq. m on 1.76 hectares.

ID	Site Name	Location	Category	Comments	Site Area (ha)	Floorspace (sq. m)
AS609	Player Bar	21-27 Old Street, Ashton-under-Lyne	Office	Change of use of ground floors of public houses (use class A5) to offices (use class B1).	0.054	371
AS627	Offices at 1 Winton Street	Winton Street, Ashton-under-Lyne	I&W	4 No. steel framed commercial units on vacant part of site.	0.051	478
AS649	Hanover Mill	Fitzroy Street, Ashton-under-Lyne	I&W	Erection of a part first floor front extension, part two storey extension.	0.004	35
AS693	Greenside House	Richmond Street, Ashton-under-Lyne	I&W	Change of use from B2 workshops and offices to B8 self-storage and ancillary offices.	0.806	2,342
DE572	Land at Malbern Industrial Estate	Holland Street West, Denton	I&W	Erection of 6no light industrial, general industrial and storage and distribution units.	0.371	988
HY620	Stockport Truck Centre	Broadway, Hyde	I&W	Removal of existing workshop and offices and construction of a replacement building.	0.088	909
HY625	Phoenix Works	Raglan Street, Hyde	I&W	Demolition of existing industrial unit and erection of 1no. new industrial and office unit.	0.328	1,591
HY636		1 William Street, Hyde	Office	Proposed first floor side extension to side of existing unit.	0.004	38
HY640	Land at Fredericks House	Dunkirk Lane, Hyde	I&W	Provision of additional warehouse and storage area and associated works.	0.109	1,092
LO513	Manor House	2 Market Place, Mottram, Longdendale	Office	Change of use from storage (use class B8) to ancillary office (use class B1).	0.007	69

ID	Site Name	Location	Category	Comments	Site Area (ha)	Floorspace (sq. m)
					1.822	7,913

Table 3: Employment sites under construction 31 March 2024

New Permissions

2.11 Planning permission granted during 1 April 2023 – 31 March 2024 included eleven schemes covering 12,350 sq. m of gross floorspace on 2.24 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 2024 update four sites have 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:

- AS607 – 239 Mossley Road, Ashton-under-Lyne (lapsed)
- AS663 – Britannia Street, Ashton-under-Lyne (in use)
- DE549 – Alpha Court, Gorton Crescent, Denton (lapsed)
- HY622 – Kerry Foods, Mottram Road, Hyde (lapsed)

2.15 The above sites have mainly been removed from the supply due to planning permission for employment development having lapsed within the monitoring year. One additional small site was removed due to ongoing use. 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 either a lapsed planning permission or further evidence leading to the conclusion that the site will not come forward for employment development:

	Land (ha)	Floorspace (sq. m)
Office	0.081	30
Industry & Warehousing	0.459	1,305
Total	0.541	1,335

Table 4: Overview of land 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, have commenced; or
- Sites where construction, or change of us, have 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 2023 to 31 March 2024:

ID	Site Name & Address	Site Area (ha)	Floorspace Lost (sq. m)	Use Class Lost	Use Class Gained
AS694	Former Volunteer Centre, 95 - 97 Penny Meadow, Ashton-under-Lyne	0.02	244	Egi	E & C3
HY578	Newton Railway Arches, Sheffield Road, Hyde	0.46	0	B1/B2/B8	Sui Generis
HY627	9 Corporation Street, Hyde	0.01	88	Egi	C3a
HY628	1 Oldham Street, Hyde	0.01	71	Egi	C3a
		0.50	403		

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 0.5 hectares of former employment land was either redeveloped or changed to another use during 2023-2024.

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. Following the adoption of Places for Everyone in March 2024 the spatial distribution of employment land has been significantly altered through the allocation of the employment site at Ashton Moss West. It is now clear that the towns of Ashton-under-Lyne, Audenshaw, Droylsden and Hyde contain the majority of the employment land in the supply at a combined 67.62 hectares (87% of the total). 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, 4.28 ha
- DR526 – Ashton Moss West, 41.83 ha
- HY502 – The Thorns, Godley Hill, 3.62 ha

3.2 The six sites listed above combined total 62.02 hectares or 92% 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 91% of the borough's office supply is concentrated in Ashton-under-Lyne, primarily in the plots that are available for development at St Petersfield.

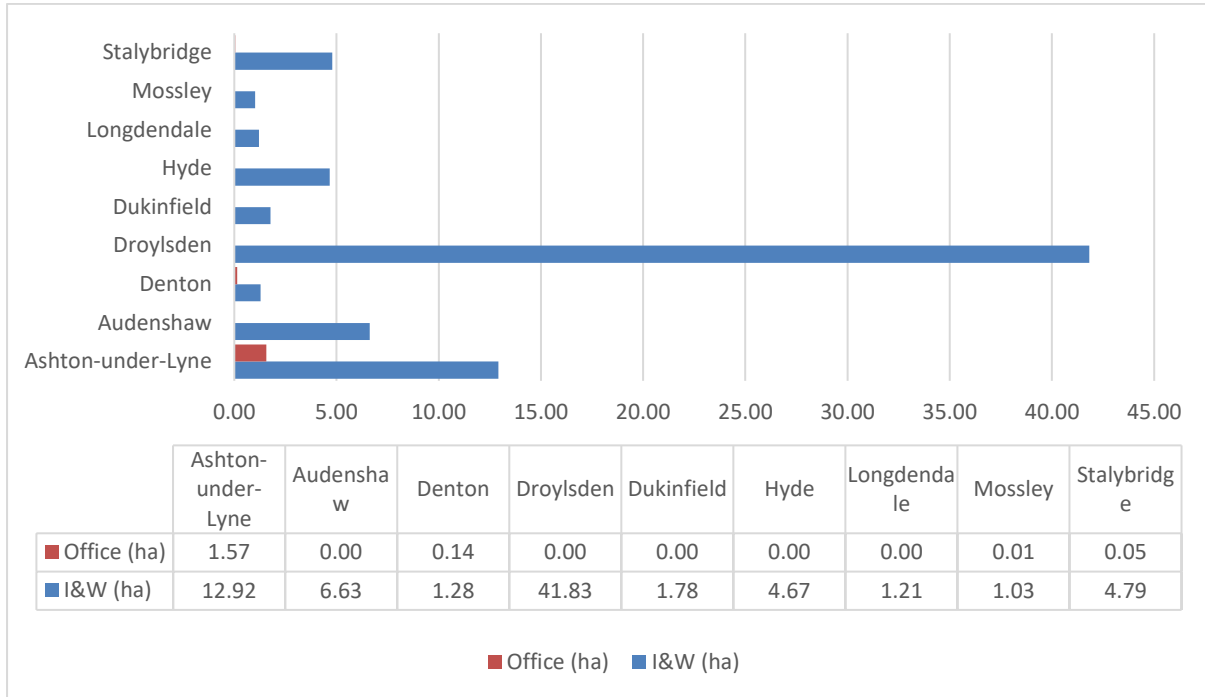


Figure 2: Distribution of Employment Land Supply (hectares) by Township

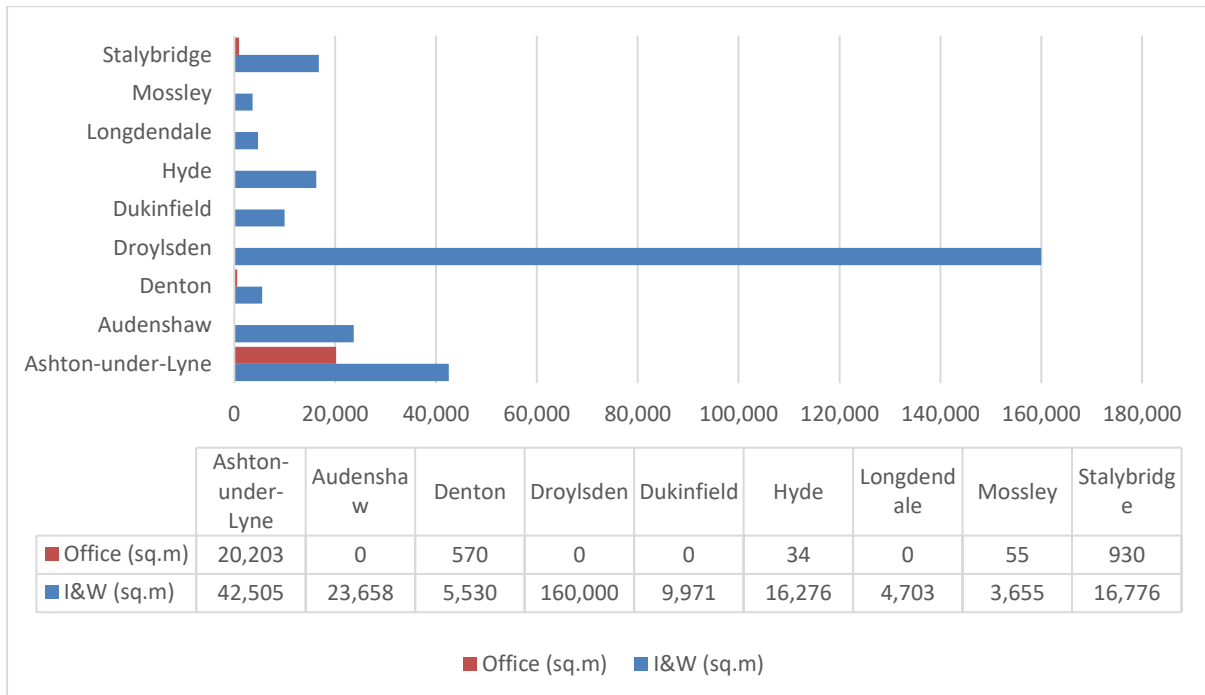


Figure 3: Distribution of Employment Land Supply (sq. m) by Township

Distribution of Sites by Size

- 3.3 Figures 3 and 4 below demonstrate that of the 56 sites that comprise the current employment land supply, eight are of more than one hectare in size accounting for around 86% (66.95 hectares) of the total supply. The remaining 48 small sites (86% of the total number of sites) are less than one hectare and account for around 14% (10.95 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 0.2 hectares (10.95 hectares/48 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 another type of 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 into the borough is constrained by this characteristic of the supply.
- 3.6 21 of the 48 small sites (44% of small sites) are below 0.1 hectares (i.e. below 1,000 sq. m) in area. Further analysis indicates the following breakdown:
- 10 of the permissions were for new or replacement buildings
 - 5 of the permissions were for extensions to existing premises
 - 2 of the permissions were for change of use
 - 4 were vacant or had no current proposal

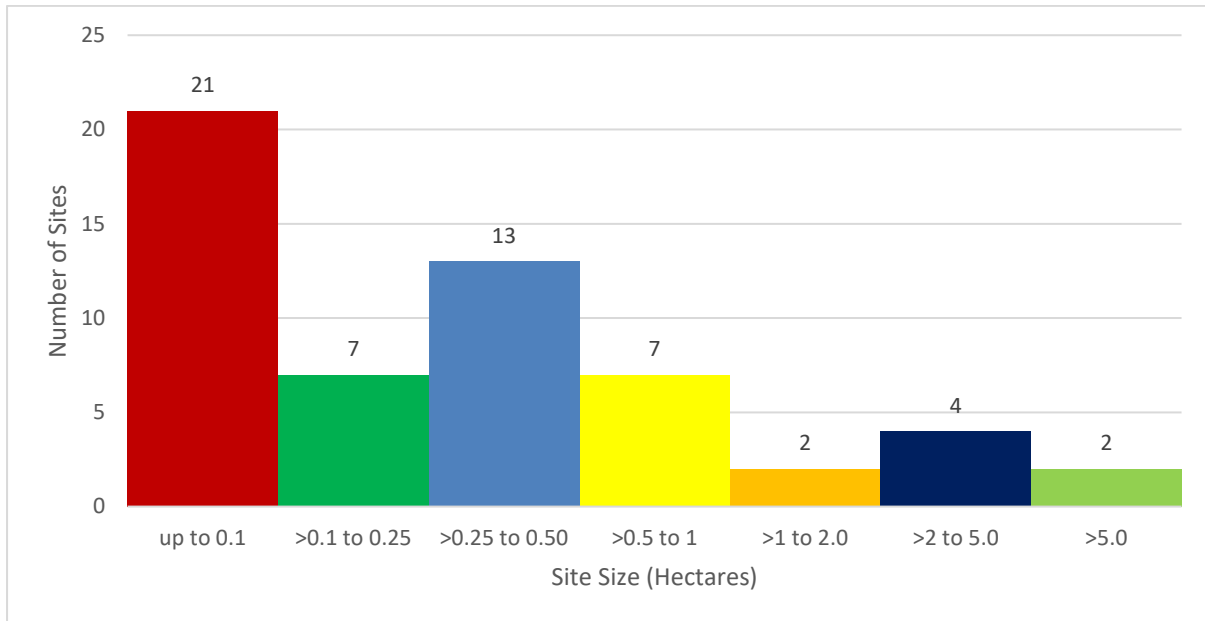


Figure 4: Distribution of sites by size (hectares) 31 March 2024

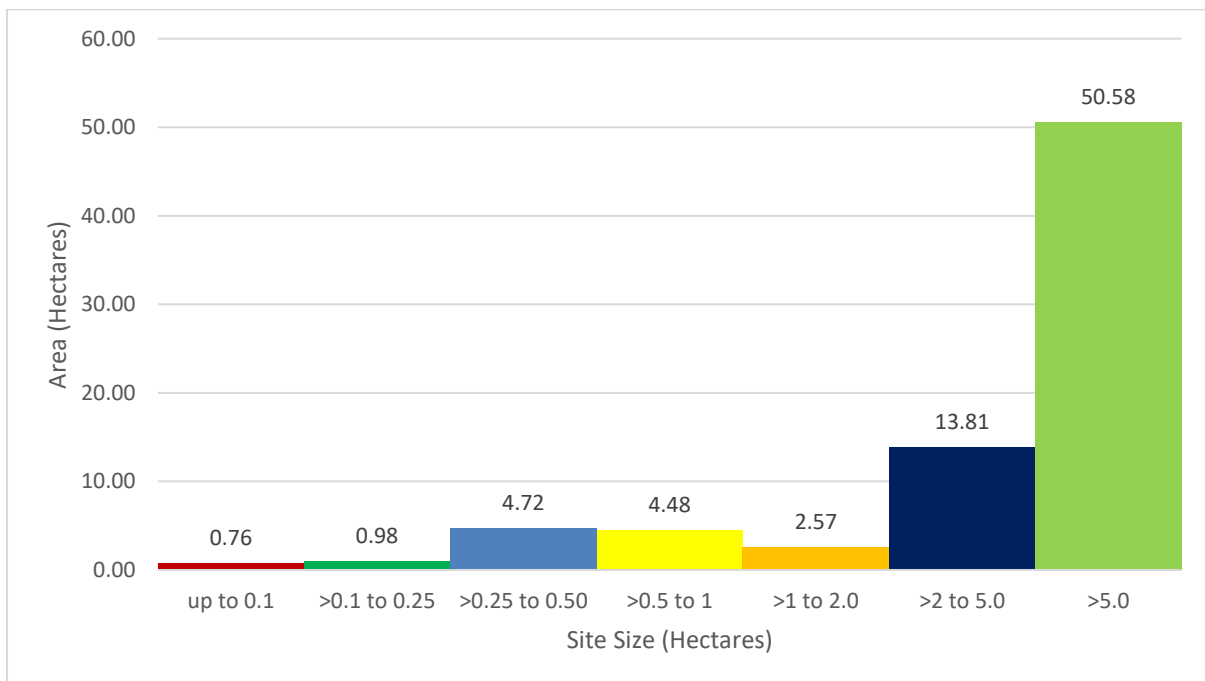


Figure 5: Amount of employment land by site size (hectares) 31 March 2024

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.
- A small number of large sites dominate the overall amount of employment land available - seven sites contribute over almost 86% of the land supply.
- The supply includes a large number of small sites – 48 sites are less than one hectare, and of this, almost half are less than 0.1 hectare.

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:

	Number of sites	Area (ha)	Floorspace (sq. m)
Office	2	0.189	1,500
Industry & Warehousing	27	69.213	255,557
Total	29	69.402	257,057

Table 6: Vacant employment land available 31 March 2024

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 69.4 hectares of which 69.2 hectares is for industry and warehousing and 0.189 hectares is for office.

4.3 The figures in Table 6 indicate an increase of 38.28 hectares in the supply of vacant employment land compared to that recorded 31 March 2023 (31.12 ha).

5.0 Conclusion

5.1 The employment land supply on 31 March 2024 is 77.89 hectares, or 304,866 sq. m of floorspace. The split is:

- Industry and Warehousing – 76.13 ha (283,074 sq. m)
- Office – 1.77 ha (22,270 sq. m)

5.3 Following on from the adoption of Places for Everyone in March 2024, the allocation of site JP Allocation 27 - Ashton Moss West is now the largest employment site within the borough and is available and suitable for a variety of industrial uses in line with the policy. The site benefits from public transport accessibility from the nearby Metrolink service to Ashton-under-Lyne, including the stop at Ashton Moss.

5.4 In addition there are a number of other large sites that may be suitable for potential employment development:

- AS526 – Plot 3000, Ashton Moss East, E1 – 8.75 ha
- 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 3.1 to 3.2, the supply of land is principally made up of seven sites that are of one hectare or more. However, the inclusion of these sites in the supply does not take into account their development challenges. Issues range from ground conditions and topography, through to current land use.

5.6 In overall terms, supply has increased by 26% from 62.04 hectares in 2014/15 to the current level of 77.89 hectares, and the 48 small sites (1 hectare or less) form a significant proportion, 86% of the total number of sites, within the supply. This fact would appear to constrain the availability of grow on space

for some existing businesses or deter investment opportunities from outside of the borough.

- 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)⁸. However, it should be noted that this document, in order to provide UDP monitoring data, does not apply a threshold.

⁸ Tameside Strategic Housing and Economic Land Availability Assessment - <https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment>

Appendix 1: Schedule of Employment Sites 31 March 2024

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

Office

ID	Site Name	Address	Description	Net Size	Proposed floor space	Dev Stat
AS538	Goldgem Site	Katherine Street, Ashton-under-Lyne	Mixed-use development	0.441	1,900	A
AS665	Unit 11	Whitelands Road Industrial Estate, Countess Street, Ashton-under-Lyne	Existing employment premises	0.030	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	0.318	5,455	A
AS682	St. Petersfield - Plot 3 Chester Square	Stamford Street West, St. Petersfield, Ashton-under-Lyne	3,488 sq. m office development	0.250	3,488	A
AS684	St. Petersfield - Plot 5 Old Street	Old Street, St. Petersfield, Ashton-under-Lyne	960 sq. m office development	0.103	960	A
AS685	St. Petersfield - Plot 9 Eastern Gateway	Bentinck Street, St. Petersfield, Ashton-under-Lyne	4,514 sq. m office development	0.253	4,514	A
AS686	St. Petersfield - Plot 2 St Peters Street	St Peters Street, Ashton-under-Lyne	3,793 sq. m office development	0.173	3,793	A
DE569	Land surrounding 1 The Winnows	1 The Winnows, Denton	Vacant land	0.142	570	A

ID	Site Name	Address	Description	Net Size	Proposed floor space	Dev Stat
HY639	129 Market Street	Hyde	Former retail premises	0.004	34	A
MO549	177 Manchester Road	Mossley	Former retail premises	0.006	55	A
ST538	Vacant land at	15 Shepley Street, Stalybridge	4 storey building, upper 3 floors B1 office	0.047	930	A
				1.7658	21,792	

Industry and Warehousing

ID	Site Name	Address	Description	Net Size	Proposed floor space	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
AS603	Whitcroft Electrical Ltd	Burlington Street, Ashton-under-Lyne	Existing industrial premises	0.012	100	A
AS645	Oxford Street Mills	Oxford Street East, Ashton-under-Lyne	Cleared site of former mill complex	1.432	5,064	I
AS668	Land adj SureStore	Lord Sheldon Way, Ashton-under-Lyne	Vacant employment site.	0.159	581	I
AS674	39 - 41 and Former Works	Hill Street, Ashton-under-Lyne	Cleared site	0.092	320	A
AS688	James Howe Mill	Turner Lane, Ashton-under-Lyne	Existing employment premises	0.0125	125	A

ID	Site Name	Address	Description	Net Size	Proposed floor space	Dev Stat
AS692	Kayley Industrial Estate	Richmond Street, Ashton-under-Lyne	Existing industrial estate	0.448	1,804	A
AS693	Greenside House	Richmond Street, Ashton-under-Lyne	Existing employment site	0.806	2,342	A
AS695	Ryecroft Engineering Co Ltd	Ryecroft Street, Ashton-under-Lyne	Existing employment site	0.021	207	A
AS697	Land Off Guide Lane	Audenshaw	Existing railway land	0.057	1,141	A
AU500	Shepley Industrial Estate Extension	Shepley Road, Audenshaw	Extension of existing industrial estate	2.117	5,816	A
AU506	Moss Way / Audenshaw Road DOA	Groby Road North / Hanover Street North, Audenshaw	Part of DOA E2(3)	4.280	14,980	A
AU531	Kenny Waste Management Limited	4 Groby Road North, Audenshaw	Part of DOA E2(3)	0.172	1,721	A
DE506F	Unit 3, Fielding Industrial Estate	Denton Hall Farm Road, Windmill Lane, Denton	1 no. industrial unit (B2)	0.305	960	A
DE548	Former Pearson Print Site	337 Manchester Road, Denton	Vacant employment site	0.056	194	A
DE565	Former Gas Works	Oldham Street, Denton	Vacant land	0.442	1,547	A

ID	Site Name	Address	Description	Net Size	Proposed floor space	Dev Stat
DE573	Northern part of Gas Holder Site	Oldham Street, Denton	Land in use for open storage	0.084	308	A
DE578	JD Packaging	Unit 1, Denton Hall Farm Road, Denton	Existing employment premises	0.039	394	A
DE581	Land to the North of Windmill Lane	Windmill Lane, Denton	Site of former gas holders	0.252	1,067	A
DE582	Fairend	Catherine Street West, Denton	Existing employment site	0.081	810	A
DE585	1-31 Alpha Court	Gorton Crescent, Denton	Existing industrial estate	0.025	250	A
DR526	Ashton Moss West	Rayner Lane, Droylsden	Site allocated through PfE	41.830	160,000	A
DU510	Cleared land	Ashton Street / Gate Street, Dukinfield	Cleared brownfield site	1.133	3,967	A
DU536	Former 'Woodmet' Site	Globe Lane, Dukinfield	Cleared industrial site	0.634	5,910	A
DU569		Wharf Street, Dukinfield	Vacant yard area	0.009	94	A
HY502	The Thorns	Off Hattersley Road West, Hattersley, Hyde	Part of DOA E2(5)	3.616	12,655	A
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

ID	Site Name	Address	Description	Net Size	Proposed floor space	Dev Stat
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
HY603	The Works (Phase 3)	Edward Street, Hyde	Existing industrial premises	0.030	287	A
HY613	Land at junction of Sheffield Rd & Bottoms St	Hyde	Small vacant employment site	0.074	253	A
HY630	Cedar Mill	Alexandra Street, Hyde	Existing employment premises	0.009	86	A
HY642	Vacant Land	Rear of 301, 303, 305 Victoria St, Hyde	Vacant greenfield site	0.119	74	A
MO506	Vacant Land	Bury Street, Mossley	Vacant employment site	0.463	1,620	A
MO528	Former Metal Brite Ltd	Unit 31, Audley Street Works, Audley Street, Mossley	Vacant employment site	0.553	1,935	A
MO553	Jewsons (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	A

ID	Site Name	Address	Description	Net Size	Proposed floor space	Dev Stat
ST567	Site of Former Ray Mill	Clarence Street, Stalybridge	Site of former cotton mill	0.657	2,299	I
ST569	Former Norwest Gas Board Depot	Winton Street, Stalybridge	Vacant employment site	0.341	1,194	A
				76.134	283,074	

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Appendix 2: Distribution of Employment Sites 31 March 2024

Employment Land Supply 2024

