

ITEM NO: 9

Report To:	JOINT MEETING OF EXECUTIVE CABINET AND AUDIT PANEL
Date:	10 December 2014
Executive Member/ Reporting Officer:	Councillor Peter Robinson, Executive Member for Transport and Land Use Damien Bourke, Assistant Executive Director – Sustainable Growth
Subject:	2014 TAMESIDE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
Report Summary:	<p>The Strategic Housing Land Assessment (SHLAA) has been refreshed in order to provide evidence in relation to the availability of housing land across the Borough over the next 15 years (1 April 2013-31 March 2028) and to determine if there is adequate supply of land available to meet the Borough's objectively assessed housing requirement over the Local Plan period 2012-2029.</p> <p>The report also highlights the recently launched Greater Manchester Spatial Framework consultation document to underpin a future statutory joint Development Plan Document for Greater Manchester.</p>
Recommendations:	<p>Executive Cabinet is asked:</p> <ol style="list-style-type: none">1. To note and approve the contents of this report and the publication of the attached 2013/14 Tameside Strategic Housing Land Availability Assessment which appears as Appendices 1-3.2. That following the approval of the Strategic Housing Land Availability Assessment, any minor amendments required to Appendices 1-3 shall be approved by the Executive Member for Transportation and Land Use.3. To note the new Greater Manchester Devolution agreement and as part of this initiative the proposed statutory Greater Manchester Spatial Framework document for the region.
Links to Community Strategy:	The Tameside Strategic Housing Land Availability Assessment is closely aligned with the Community Strategy, creating a spatial expression of its aims and priorities. The assessment highlights the land requirements that will allow continued economic growth in the Borough, thus supporting the aims and vision of a prosperous Tameside.
Policy Implications:	Current and future housing provision within Tameside is intrinsically linked to future economic growth across the whole of Greater Manchester. Its supports the 2013 – 2020 Greater Manchester Strategy and the Greater Manchester's Growth and Reform Plan with its policy of seeing the region becoming a financially self-sustaining city region.

**Financial Implications:
(Authorised by the Borough
Treasurer)**

There are no financial implications arising directly from this report. However any new houses within the borough bring financial implications both in respect of council tax income and possible new homes bonus but also costs associated with the provision of additional services for example refuse collection and school places. These would be evaluated as and when properties are planned to be developed.

**Legal Implications:
(Authorised by the Borough
Solicitor)**

Paragraph 47 of the NPPF requires the Council to:

- use its evidence base to ensure that its Local Plan meets the full, objectively assessed needs for market and affordable housing;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against its housing requirements with an additional buffer; and
- identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15)

Risk Management:

There are a number of risks associated with production of a robust Strategic Housing Land Availability Assessment and in particular not having a robust and up-to-date evidence base. In summary these are:

- Extended Examination in Public period for the Local Plan Core Strategy;
- Withdrawal of the Strategic Housing Land Availability Assessment from the Local Plan Core Strategy due to inadequacy of the evidence base; and
- Delays to the process, impacting on the suitability of some of the existing evidence base, including the Tameside Strategic Housing Land Availability Assessment.
- The process of producing a Greater Manchester statutory joint Development Plan Document will potentially have major implications for future land use within Tameside

Access to Information:

The background papers relating to this report can be inspected by contacting the report writer, Damien Bourke, Assistant Executive Director (Sustainable Growth):

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1. INTRODUCTION

- 1.1 The National Planning Policy Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 highlights that part of this role is to identify a supply of housing land required to meet the needs of present and future generations. The National Planning Policy Framework requires Tameside as the Local Planning Authority to identify a supply of specific deliverable sites through the preparation of a Strategic Housing Land Availability Assessment (SHLAA).
- 1.2 The primary role of the SHLAA is to:
- Identify sites and broad locations with the potential for housing development;
 - Assess their housing development potential; and
 - Assess their suitability for housing development and the likelihood of development coming forward.
- 1.3 Allocations will be undertaken through the Site Allocations Development Plan Document, which will follow on from the adoption of the Local Plan Core Strategy. The purpose of the SHLAA is to provide information on a range of sites in order to assess the potential availability of land for housing development. The inclusion of a site within the SHLAA does not imply that planning permission will be granted. All sites identified within the SHLAA will be subject to approval through the development management process.
- 1.4 The previous 2012/13 Tameside SHLAA was published in February 2014 covering the period 1 April 2013-31 March 2028. The updated 2013/14 iteration will cover the period 1 April 2014 - 31 March 2029. The SHLAA has been revised in order to provide an update to the 5 year housing land supply of specific deliverable sites against the Authority's housing requirement, and also to identify a supply of specific developable sites for growth for the years 6-10 and where possible 11-15. This assessment has been produced in accordance with the Department for Communities and Local Government (DCLG) guidance, the National Planning Policy Framework (National Planning Policy Framework) and National Planning Practice Guidance (NPPG) as appropriate.

2.0 TARGETS AND THE TAMESIDE CONTEXT

- 2.1 The Regional Spatial Strategy published in 2008 and backdated to 2003, had previously set the Borough's target at 750 net additional dwellings per annum or a total of 13,500 over the period 2003-2021. However, since the abolition of the Regional Spatial Strategy in May 2013, the National Planning Policy Framework now places the responsibility onto the Local Planning authority to meet the needs of their own housing market area.
- 2.2 As the Regional Spatial Strategy no longer forms part of the statutory development plan there is no longer an adopted housing target for Tameside. Therefore the Council proposed to take forward the stepped approach to deliver Tameside's housing target identified in its 2012 Preferred Options Core Strategy document of 11,000 net additional dwellings over the plan period 1 April 2012 - 31 March 2029. Table 1 below illustrates how the stepped will deliver 11,000 new dwellings over 17 years:

Table 1 – Preferred Options Stepped Approach

Years		Annual Target	Total Number of Dwellings
Years 0-5	(1 April 2012 - 31 March 2017)	500	2,500
Years 6-10	(1 April 2017 - 31 March 2022)	650	3,250
Years 11-17	(1 April 2022 - 31 March 2029)	750	5,250
			11,000

3.0 DUTY TO COOPERATE

- 3.1 The duty to cooperate is a requirement set out in the Localism Act 2011, placing a duty on Local Planning Authorities including Tameside to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plans on cross boundary issues. In light of this, officers from Tameside have consulted with other Greater Manchester Authorities in relation to housing targets and land availability within the Greater Manchester (Greater Manchester) regional housing market area and with neighbouring authorities which form sub regional housing markets in relation to cross boundary issues, including objectively assessed need, housing targets, deliverability and the availability of land for housing development.
- 3.2 Whilst the Tameside SHLAA has been undertaken “in house”, and its assessment used to provide evidence of housing land availability in order to determine a local target, the findings of the assessment will be shared at a Greater Manchester level.

4.0 METHODOLOGY

- 4.1 Prior to the publication of the NPPG there had been a general agreement throughout GM that each district's SHLAA should follow the DCLG guidance note methodology in order to collate the same information. Tameside now consider that the most appropriate guidance to follow would be that set out in policy in the NPPF and the methodology for undertaking a housing and economic land availability assessment set out in the recently published NPPG.
- 4.2 **Findings:** The results of the SHLAA indicate that there are some 718 sites with the potential to deliver 8,812 net additional dwellings in Tameside over the next 15 years. It is estimated that there is sufficient land for 3,613 net additional dwellings to come forward within the next 5 years.
- 4.3 Whilst the National Planning Policy Framework allows Local Planning authorities to make an allowance for windfall sites within the 5 year supply, the Council has chosen not to include a figure within the 2013/14 SHLAA in order to clarify which of its housing sites with extant planning permissions have not been previously identified within the 2010/11 SHLAA and can now be identified as windfall. The Council acknowledges that further research into windfall trends must be undertaken prior to the Council identifying a windfall allowance in the 5 year supply.
- 4.4 The SHLAA has assessed an additional 366 sites as part of the structured assessment processes that have not been considered as suitable for housing development due to land and/or policy constraints and have subsequently been discounted.
- 4.5 National planning policy constrains the development of Green Belt land and therefore an additional 32 sites with this designation have been discounted. In order to maintain a consistent approach in relation to Green Belt land and align with national policy, those Green Belt sites that had been previously included within the 2012/13 SHLAA have also now been discounted under the 2013/14 version of the SHLAA.

5.0 ANALYSIS OF FINDINGS

- 5.1 **Under Supply and Completions:** It is important to assess the housing requirement of 11,000 net additional dwellings, against the supply of housing land identified within the SHLAA over 15 years in order to work out if there will be sufficient land to meet the housing requirements of the Borough over the 17 year Local Plan period. The Preferred Option stepped approach will cover the Local Plan period 1 April 2012 - 31 March 2029, with 522 net dwellings having been completed in year 1 and 366 net dwellings having been

completed within year 2 (1 April 2013 - 31 March 2014) of the Local Plan period. This iteration of the SHLAA covers years 3-17 of the Local Plan period (1 April 2014 - 31 March 2029). The identified housing target for years 3-17 is 10,000 of the total 11,000 net additional dwellings required over the whole of the 17 year period. This has been calculated using the stepped approach as set out in Table 1 above and as follows over the 15 year SHLAA period

1 April 2014 - 31 March 2029 = (3 years x 500) + (5 years x 650) + (7 years x 750) + (112) = 10,112

- 5.2 The 2013/14 SHLAA has identified sufficient land to supply 8,812 dwellings or 87.14% of the 10,112 required by the Preferred Options stepped approach for this period within the Core Strategy. This figure equates to 13.07 years' worth of the 15 years supply.
- 5.3 The SHLAA has identified a potential shortfall of land to accommodate the remaining 1,300 net additional dwellings that are required to meet the overall target of 10,112 over the 15 year SHLAA period.
- 5.4 The Council recognises that in order to identify the additional land required to meet the predicted shortfall in the later years of the plan period and beyond an assessment of the potential from windfall sites and those suitable sites within the broad location of the Green Belt will be necessary. It is envisaged that a review of the Green Belt will be undertaken as part of the evidence base for the Site Allocations Development Plan Document.
- 5.5 It is proposed that an additional 20% buffer of identified housing land be moved forward from later in the plan period in line with the National Planning Policy Framework due to the Council's past record of under performance against the Regional Spatial Strategy target. This will give Tameside a 5 year housing land requirement of 3,494 net additional dwellings for the period 1 April 2014 - 31 March 2019. The 5 year supply does not include a deficit accrued under the Regional Spatial Strategy as that target no longer forms part of the development plan. Any deficit accrued from 1 April 2013 under the Preferred Option stepped approach will be added to the rolling 5 year housing land supply on an annual basis. A deficit of 112 net dwellings has been added into the figure of 5 years.
- 5.6 The Council has identified land to accommodate a figure of 3,613 dwellings over the next 5 years. This figure equates to 103% of the land required using the above target or to a 5.2 year supply. Tameside have front loaded land it believes to be deliverable in the short term in order to provide a realistic prospect of achieving the planned supply and to ensure choice and competition within the market for land.

6.0 FUTURE CONSIDERATIONS – GREATER MANCHESTER SPATIAL FRAMEWORK

- 6.1 On 3 November 2014, Greater Manchester entered into a devolution agreement with Government. The agreement will give greater powers to the Greater Manchester Combined Authority including those for a statutory "spatial framework" for the City region. This will guide future investment and development across the area.
- 6.2 As part of the statutory Greater Manchester Spatial Framework (GMSF) process, each Council will be required to formally delegate the preparation of the GMSF as a joint Development Plan Document to the Association of Greater Manchester Authorities (AGMA). Full Council approval by all 10 Greater Manchester Councils will be required prior to submission of the draft plan to the Secretary of State and to adopt the final plan once it has been through the Examination in Public. The delegation of the preparation of the GMSF to AGMA will be subject to a separate report seeking approval for the above.

- 6.3 The above reinforces the approach already taken by Greater Manchester through consulting on a GMSF. A consultation document was launched on in September 2014 and listed numerous questions about the region's scale of growth, housing markets, office and industrial development rates. The results of the consultation will be subject to a future separate report.

7.0 CONCLUSION

- 7.1 The results of the SHLAA will primarily be used to inform the evidence base of the Local Plan and to direct policy within the Core Strategy and future Site Allocations Development Plan Document. The information within the SHLAA will be used to determine an appropriate housing target based on objectively assessed need and land availability.
- 7.2 In light of the abolition of the Regional Spatial Strategy the Council will apply the Preferred Options stepped approach to deliver the housing land requirement of 11,000 net additional dwellings over the 17 year Local Plan period. The results of the SHLAA have identified 718 sites with the potential to deliver 8,812 dwellings over the next 15 years. The results of the SHLAA support the Council in terms of its ability to demonstrate a 5 year housing land supply plus an additional 20%. The Council is yet to identify a windfall allowance within the 5 year rolling land supply.
- 7.3 The Council acknowledges that in order to meet the Borough's objectively assessed housing land requirement for years 11-15 and beyond it will have to look towards undertaking a Green Belt review to release suitable land for housing in the long term.
- 7.4 The Council also acknowledges the first step has been taken to the production a future joint Development Plan Document to manage the supply of land in Greater Manchester over the next 20 years. This will potentially have implications to future housing land supply issues within the Borough.

8.0 RECOMMENDATIONS

- 8.1 Executive Cabinet is asked:
1. To note and approve the contents of this report and the publication of the attached 2013/14 Tameside Strategic Housing Land Availability Assessment which appears as Appendices 1-3
 2. That following the approval of the Strategic Housing Land Availability Assessment any, minor amendments required to Appendices 1-3 shall be approved by the Executive Member for Transportation and Land Use.
 3. To note the new Greater Manchester Devolution agreement and as part of this initiative the proposed statutory Greater Manchester Spatial Framework document for the region.

Tameside Strategic Housing Land Availability Assessment

2014-2029

Monitoring Year 2013/14

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1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 highlights that part of this role includes identifying a supply of housing land required to meet the needs of present and future generations.
- 1.2 The NPPF requires local planning authorities to have a clear understanding of housing needs in their area and to *'establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period'*¹.
- 1.3 Local planning authorities are required by the NPPF to identify and update annually a supply of specific deliverable sites² through the preparation of a Strategic Housing Land Availability Assessment (SHLAA). This iteration of the Tameside SHLAA is an update to the adopted:
 - 2010/11 Tameside SHLAA
 - 2012/13 Tameside SHLAA
- 1.4 Practice guidance was issued by the Department for Communities and Local Government (DCLG) on SHLAA production in July 2007, of which elements have been updated by the NPPF and more recently through National Planning Practice Guidance (NPPG). This SHLAA has been produced in accordance with the appropriate national policy. The primary role of the SHLAA is to:
 - identify sites and broad locations with potential for housing development;
 - assess the housing development potential of the sites; and
 - assess the suitability of the sites for housing development and the likelihood of development coming forward (a sites availability and achievability).
- 1.5 The NPPF requires Local Planning Authorities to *'identify specific deliverable sites to provide 5 years' worth of housing land against the housing requirement. Local authorities should also identify a further supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, years 11-15'*³.
- 1.6 The SHLAA will be an important evidence-based document to support the development of policies in the proposed Local Plan Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy) and will be updated on an annual basis alongside the rolling 5 year housing land supply. The purpose of the SHLAA is not to determine whether a site should be allocated for development, but to provide information on a range of sites which are available to meet housing need. From this assessment, Tameside as the local planning authority will be able to plan proactively to support the delivery of land to meet the identified local need for housing⁴. The SHLAA will feed into the preparation of the Local Plan in two key ways:
- 1.7 Inform the Core Strategy - A particular objective of the SHLAA will be to estimate how much development can be accommodated on suitably located land over the Local Plan period 2012-2029. This will allow the Borough to identify a continuous, flexible and responsive supply of land; and inform an appropriate housing target over the plan period. This information will be used to inform the Spatial Strategy in the Core Strategy and identify an appropriate level of housing delivery.

¹ National Planning Policy Framework, paragraph 159

² National Planning Policy Framework, paragraph 47

³ National Planning Policy Framework, paragraph 47

⁴ National Planning Practice Guidance, paragraphs 002-003

- 1.8 Identifies sites and/or broad locations which might be suitable for allocation in the Site Allocations Development Plan Document (DPD) - suitable sites will be taken forward, that are consistent with the Core Strategy, to the next stage of the Local Plan preparation, in which further consideration will be given to potential sites in the context of the spatial strategy.
- 1.9 It should be noted that **the inclusion of a site within the SHLAA does not imply that planning permission will be granted for residential development**. All sites contained within the SHLAA remain subject to scrutiny and approval through the Development Management process. Similarly, the non-inclusion of a site does not preclude future housing development on it. The assessment represents a snapshot in time. Please note the full SHLAA disclaimer in Appendix 3.

Targets and the Tameside Context

- 1.10 The North West Regional Spatial Strategy (RSS), published in September 2008 and back dated to 2003, had previously required Tameside to accommodate 750 new dwellings each year, net of clearance, or a total of 13,500 net dwellings between 2003 and 2021. However, since the revocation of the RSS it is now the responsibility of local planning authorities to meet the needs of their housing market area. This process must have full regard of the NPPF and where appropriate, the current iterations of other policy, legislation and population and household projections, in the absence of regional guidance and targets.
- 1.11 As the RSS no longer forms part of the statutory development plan there is no longer an adopted housing target for Tameside. However, the stepped approach to Tameside's housing target identified in the Preferred Options Core Strategy is the approach and target that the Council is taking forward. The housing land target set out in the Preferred Options Core Strategy for Tameside is 11,000 net additional dwellings over the 17 year Local Plan period 2012-2029.
- 1.12 The Council considers that the most appropriate means to deliver this housing land requirement would be to adopt a phased approach over 5 yearly intervals over the plan period.

Years	Annual Target	Total Number of Units
Years 1-5 (1 April 2012 – 31 March 2017)	500	2,500
Years 6-10 (1 April 2017 – 31 March 2022)	650	3,250
Years 11-17 (1 April 2022 – 31 March 2029)	750	5,250
		11,000

Table 1 Preferred Options Stepped Approach

- 1.13 Using a higher target than that set out in the Preferred Option would require substantial release of Green Belt land for years 10-15 and beyond. The Council considers that the adverse impact of this could significantly outweigh any benefits that a higher target might bring in terms of economic growth.
- 1.14 Releasing Green Belt land to meet the housing target in the Core Strategy would also be inconsistent with policies in the NPPF. However, it is anticipated that the Council will undertake a landscape characterisation study and Green Belt review as part of the work on the Site Allocations DPD which will follow on from the adoption of the Core Strategy. These

studies may support the release of sections of the Green Belt for housing development for years 11-15 and beyond.

Duty to Cooperate

- 1.15 The duty to cooperate is a requirement within the Localism Act 2011. This places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation and cross boundary matters. In light of this, the Council has attended Greater Manchester (GM) wide meetings to discuss housing targets and land availability affecting the GM regional housing market area and with neighbouring local authorities which form a sub-regional housing market area. These meetings are ongoing and officers continue to discuss cross boundary issues including, objectively assessed housing need, housing targets, deliverability and the developability of land for housing.
- 1.16 Prior to the publication of the NPPG there had been a general agreement throughout GM that each district's SHLAA should follow the DCLG guidance note methodology in order to collate the same information. Tameside now consider that the most appropriate guidance to follow would be that set out in policy in the NPPF and the methodology for undertaking a housing and economic land availability assessment set out in the recently published NPPG.
- 1.17 The Association of Greater Manchester Authorities (AGMA) will continue to collate the results of SHLAAs across the GM region. Tameside's SHLAA is an assessment of potential sites within its own boundaries, the results will be shared to help determine implications for the GM region's housing market. Future work on SHLAA's may involve some joint working within GM as the assessments become more useable as a planning tool. The results of which, could potentially help to determine capacity for housing development across the region and establish appropriate targets within the sub-regions and /or at district level.
- 1.18 The Council was keen to ensure that the SHLAA was carried out in partnership with a range of stakeholders, to help ensure that the direction and content of the SHLAA is accountable and that prescribed bodies have been given the opportunity to engage in the plan making process and advise on possible strategic cross boundary matters. Accordingly, a range of stakeholders with potential interest in participating in the SHLAA were identified from the Council's comprehensive Local Plan Consultation database. The stakeholders identified included a range of community groups, Government departments, neighbouring local authorities and a range of house builders and landowners with interests in the Borough. The results of the SHLAA have also utilised the expertise of stakeholders that responded to the invitation to submit sites to determine the deliverability and developability of sites.
- 1.19 The 2013/14 SHLAA was completed internally as it was felt that sufficient expertise existed within the Council to identify potential housing sites through existing data and local knowledge. This process has been built upon an initial comprehensive housing land availability survey undertaken by Development Management and Strategic Planning Officers in 2010/11. The survey sought to capitalise on individual officer's knowledge of the wards, towns and villages they deal with on a daily basis, in order to identify possible housing sites across the Borough.

2. Methodology

2.1 The Tameside SHLAA has followed the methodology set out within the NPPF, parts of which have been supplemented by the NPPG (6 March 2014). The NPPG advocates a 5 stage methodology process as illustrated in the diagram below. The following section of this report describes each of the stages that have been carried out in the Tameside 2013/14 SHLAA.

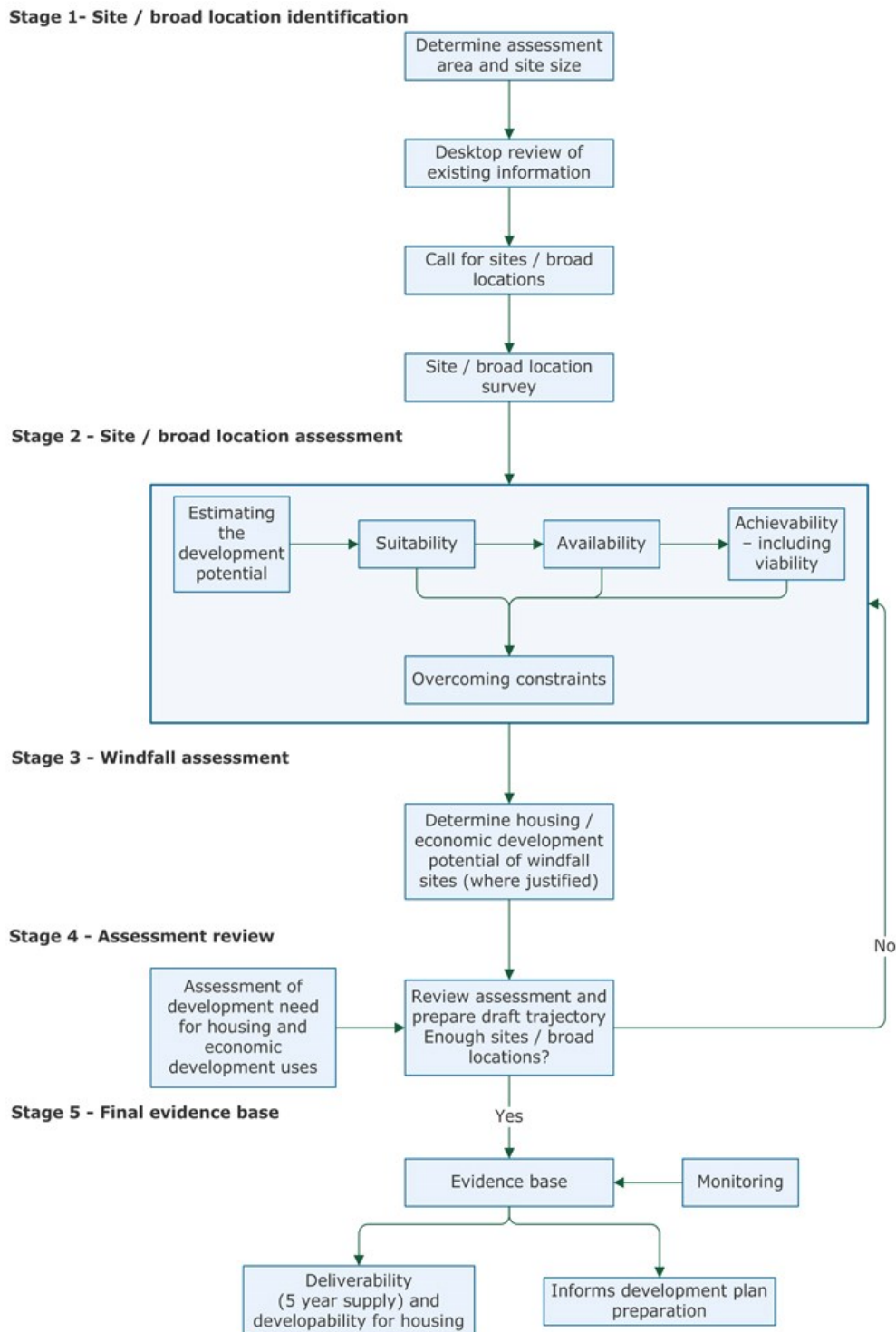


Figure 1. Methodology Flow Chart (Source: National Planning Practice Guidance, paragraph 006)

Stage 1: Identification of Sites and Broad Locations

Determining assessment area and site size

- 2.2 The 2013/14 SHLAA is the third SHLAA that the Council has produced. The results of the 2013/14 SHLAA have utilised the expertise of both officers, and stakeholders who responded to the invitation to submit sites. A number of house builders and land owners were also able to provide information on the availability and deliverability of the sites they put forward.
- 2.3 Tameside has considered sites and broad locations which fall within the Tameside Metropolitan Borough boundary⁵. The assessment has provided an audit of all land that the Council considers suitable for residential purposes. This information will be used to inform the developing Core Strategy and future Site Allocations Development Plan Document.
- 2.4 The Council has assessed a wide range of different size sites from small scale opportunities that may only yield a single unit to sites capable of delivering larger scale developments of 10 units and above. The Council has also been proactive in identifying a wide range of possible sites for development, including existing sites, as well as discounting sites that have particular policy constraints that may severely restrict their housing development potential and the delivery of other policy aims for the Borough.

Desk top review of existing information

- 2.5 In line with national guidance, all potential sites considered as part of the SHLAA have been appraised using a wide range of data sources during the assessment process. These data sources fall into two main categories:
- 2.6 **Sites in the planning process** - Sites currently under construction, sites with extant planning permission, allocated sites in the adopted 2004 Tameside Unitary Development Plan (existing housing and development opportunity areas), and planning applications that have expired, been refused, withdrawn or are pending.
- 2.7 **Sites not currently within the planning process** - vacant and derelict land and buildings, surplus public sector land and/or land in local authority ownership, land in non-residential uses, business requirements and aspiration, poor quality employment sites, sites in and adjoining villages or rural settlements and potential permitted development changes (e.g. office to residential).
- 2.8 This latest SHLAA builds on the results of both the 2010/11 and 2012/13 SHLAA's, which took account of a considerable amount of information relating to potential housing sites across the Borough to help assess the deliverability and developability of sites. The following data sources and guidance have been used as part of the desk top review of existing information:
- 2.9 **Housing Land Availability Database (HLA)** - This contains a list of all sites within the Borough with extant outline and full planning permission. The database provides details on the number of completions on each of these sites, the number of units under construction and how many units are yet to be commenced. The HLA also provides information on remaining sites in the Tameside UDP (i.e. housing and development opportunity areas) that have been allocated for residential development, but do not benefit from current planning consent.
- 2.10 **Housing Land Availability Survey** - A comprehensive housing land availability survey was carried out jointly between Strategic Planning and Development Management Officers

⁵ National Planning Practice Guidance, paragraph 007

in 2010/11, with many sites reappraised in 2013 and 2014. These surveys have sought to capitalise on individual officer's knowledge in order to identify possible housing sites across the Borough.

- 2.11 **National and Local Planning Policy** - The Council have followed recommendations within the NPPG which states that the comprehensive list of sites and broad locations derived from data sources and the call for sites exercise should be assessed against national policies and designations to establish which have reasonable potential for development and should be included within the survey⁶.
- 2.12 **Employment Land Review (ELR)** - Sites identified as being of 'poor quality' in the ELR have been included in the SHLAA. As Tameside also has a simultaneous requirement to ensure an adequate supply of employment land, the Council will seek to resist alternative types of development on employment sites. As a result those sites identified as being of 'medium quality' or 'high quality' have not been included within the SHLAA, due to the importance of meeting employment land needs in Tameside.
- 2.13 **Open Space, Sports and Recreational Study (2010)** - This survey is a comprehensive review of all recreational land and open space within Tameside, whether allocated for such uses or not. This study has helped to identify those recreational sites or open spaces considered to be of such a poor quality that their release for residential development may be warranted.
- 2.14 **Environment Agency Flood Risk data** - This data has formed an important source of information to identify constraints on the potential for housing growth in areas prone to flooding and how these constraints might be mitigated for.
- 2.15 **Council's Property Assets** - The Strategic Planning Team have worked closely with other Council services, including Estates, to identify those sites that may have the potential to form part of the SHLAA and to gauge a view on the development potential and deliverability of certain sites under Council ownership.
- 2.16 **Ordnance Survey Maps** - The Council has a quality Ordnance Survey based Geographic Information System (GIS) that has been used to help identify potential sites using local knowledge.
- 2.17 **Aerial Photography** - The Council has recent aerial photography that forms part of the GIS and databases that sit behind it. This too has helped to identify potential sites for residential use.
- 2.18 **Joint In House Desk Top Assessment** - All sites with a potential yield of 10 units and over included within the 2010/11 SHLAA were jointly re-assessed by Officers in Strategic Planning, Development Management, Estates, Economic Development and Strategic Housing in June 2013. All sites submitted as part of the 2012 and 2014 Call for Sites exercises and all remaining sites with a potential yield of 9 units and under previously included within the 2010/11 and 2012/13 SHLAA's, have been reassessed by Officers within Strategic Planning in 2013 and 2014.

Call for sites/broad locations

- 2.19 The Council is keen to ensure that the SHLAA is carried out in partnership with a range of stakeholders, to help ensure that the direction and content of assessment was accountable. Accordingly a range of stakeholders with potential interest in participating in the SHLAA have been identified from the Council's comprehensive Local Plan Consultation database. These stakeholders (community groups, Government departments, neighbouring local

⁶ National Planning Practice Guidance, paragraph 015

authorities and a range of house builders and land owners) were asked to submit sites for consideration during the Councils 'Call for Sites' exercises in 2009, 2012 and 2014. On each occasion the Council advertised the 'Call for Sites' within the local press and on the Council's website with an open invitation to submit sites for residential development, thus allowing all those individuals, who may not normally have an interest in residential development to submit sites for consideration.

- 2.20 In January 2009 the Council issued its initial 'Call for Sites' inviting landowners, developers and the public to put forwards sites for inclusion in the SHLAA. A total of 35 sites were submitted for consideration. The Council issued its second 'Call for Sites' between Octobers - November 2012 with a total of 39 sites submitted for consideration. The third Call for Sites was issued in July-August 2014 with a total of 46 sites being put forward for initial consideration or reconsideration. All submitted sites have been assessed against SHLAA criteria.

The 2014 Call for Sites required landowners/agents who wished to make representations on potential residential development sites in Tameside to complete a SHLAA Site Proposal Form. Respondents were required to submit information including: site details, supply timeframe, developability/viability (suitability/availability/achievability), potential yield, site constraints and site ownership details. A copy of this Form is available to view in Appendix 5.

Site/ broad location survey

- 2.21 The DCLG guidance states that all sites identified in the desk top review should be visited in order to get an up to date view on development progress, particularly on those sites with an extant planning consent. However, NPPG now advises that site surveys should be proportionate to the detail required for a robust appraisal. For example, the assessment will need to be of more detail where sites are considered to be realistic candidates for development.
- 2.22 Site surveys have been undertaken by officers within the Council to aid the robustness of the 2010/11, 2012/13 and 2013/14 SHLAA assessments, particularly where current information on a site may be inconsistent or incomplete. The scope of these surveys had been limited to the urban area and settlements. The surveys have provided an understanding of what type and scale of development may be appropriate on individual sites and broad locations and have helped to identify possible constraints or barriers to development. Annual monitoring of sites under construction and with extant permissions has also fed into the overall SHLAA survey by providing an up to date view on development progress and deliverability. Those sites specifically put forward for consideration through the 'Call for Sites' exercise or sites that have come to the attention of the Council during the interim periods of SHLAA were automatically assessed as part of the SHLAA but may have subsequently been discounted for example due to their Green Belt status.
- 2.23 The Council did not impose a site size threshold as part of the assessment in terms of the number of dwellings or area size. However, small sites that have the potential for housing development are sometimes difficult to identify (e.g. subdivisions and gardens) and so may not have been identified as part of the desk top assessment or during site visits.
- 2.24 All those involved in carrying out the site surveys undertook a consistent approach in recording information. Officers worked closely together to quality check the results of the survey. During site survey the following characteristics were recorded:
- site size, boundaries and location;
 - current land use and character;
 - land uses and character of surrounding area;

- physical constraints (e.g. access, contamination, topography, natural features, infrastructure, utilities);
- potential environmental constraints (flooding);
- where relevant development progress (ground works completed, number of units started, number of units completed); and
- initial assessment of whether the site is suitable for a particular type of residential development.
- Policy constraints

Stage 2: Site/broad location assessment: identifying the development potential of each site/broad location

Estimating the development potential

2.25 The estimation of housing potential for each site identified within the SHLAA that is not currently within the planning process was guided using the Council's existing policy on housing densities. Generally these density requirements have been applied with the aim of achieving between 30 and 50 dwellings per hectare as outlined in the Tameside UDP Policy H7 Mixed Use and Density. In all cases consideration has been given to the following factors to ensure that an appropriate and accurate site assessment was carried out:

- level of housing demand and need and the availability of suitable land;
- current and future level of capability of infrastructure, services and facilities;
- desirability of using land efficiently;
- current and future levels of accessibility;
- characteristics of the surrounding area;
- shape, topography and setting of the site;
- existence of natural features and areas of environmental value; and
- the need to meet identified housing need.

2.26 Generally higher densities were deemed more appropriate in the most sustainable locations, including those within main centres and along public transport corridors. Conversely densities may have been reduced on some sites due to the detrimental impact on the natural or built environment (e.g. brown field sites located within the Green Belt).

2.27 The Council, in line with national guidance, has also sought to balance the potential site yield with examples of similar sites that have come forward through the development management process in a particular area. This method has also helped to determine densities applied to sites within the SHLAA.

Tameside have also considered information it has gathered in relation to the suitability, availability and achievability of sites to assess the various timescales, including lead in times and build out rates for developments of different scale in order to assess the time scales in which to put individual sites within the SHLAA.

Suitability

2.28 The results of the SHLAA seek to provide the evidence base on which to support the Council's position in terms of identifying a five year housing land supply and potential sites for the next ten years and beyond, in order to meet Tameside's housing requirement. The SHLAA has sought to assess the suitability, availability and achievability of all sites including whether a site is economically viable, or whether there is sufficient evidence on

which judgement can be made in the plan-making context as to whether a site can be considered deliverable over the plan period.

2.29 In order for a site to be considered within the five year supply it must be considered to be deliverable and for those sites to be included within 6 - 15 years and beyond they must be considered to be developable. Paragraph 47 of the NPPF defines the terms deliverable and developable as:

Deliverable - sites should be available now, offer a suitable location for developers now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development on the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer demand for the type of units or sites have long term phasing plans.

Developable - sites should be in suitable locations for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Both the NPPF (para 47) and NPPG (para 31) state that a deliverable site for housing includes those that are allocated for housing in the development plan and those sites with planning permission. However, a sites allocation or extant permission is not a prerequisite for a site being deliverable in the 5 year supply. For example build out rates and issues with ground contamination may push the deliverability of a site back out of the 5 year supply. The Council through its annual monitoring and knowledge of the local market of sites both under construction and with permissions will therefore have the ability to make a judgement on deliverability of dwellings on individual sites.

Paragraph 031 of the NPPG also states that 'if there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure, sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a 5 year time frame'. This enables Tameside to make a judgement in terms of sites not currently benefitting from an allocation or a permission to go into the 5 year supply using professional judgement providing that there are no significant site constraints to overcome.

2.30 The Council has also noted advice within national guidance in relation to how the development potential of a site should be calculated. NPPG highlights that a significant factor affecting the economic viability of a site/ broad location is its suitability for a particular use. Therefore the Council has sought to assess both the achievability (including viability) and suitability of a site when estimating its potential for housing development, including at what point in time development on individual sites could feasibly come forward. For example, an assessment was made in regard to what individual site characteristics and physical constraints are present and how this may impact on what could be achieved on site and at what point in the plan period.

2.31 In assessing the suitability of a site for housing the Council has examined each site against the following criteria:

- planning policy restrictions;
- physical problems or limitations including infrastructure, ground contamination, flood risk and access;
- potential impacts of residential development upon the landscape, nature and heritage conservation;
- environmental/amenity impacts experienced by prospective residents, and
- appropriateness and market attractiveness of the development.

2.32 The SHLAA has also followed the national methodology to determine which of those sites that have been allocated in the Tameside UDP or have an extant planning permission for residential development use, remains suitable using the criteria outlined above. This has required the Council to reassess individual sites to determine if they remain suitable since permission was granted or since they were allocated. In some instances the result has been that a small number of sites with extant planning permissions have not been assessed as suitable and so not considered to be deliverable and/or developable in the short term (0-5 years).

Availability

2.33 In assessing the availability of sites for housing, the Council has considered land ownership constraints that maybe associated with bringing a site forward. This has included identifying whether there are any obvious legal or ownership issues. However, it should be noted that the Council has not identified ownership of every single site within the SHLAA as this was considered to be a costly exercise and information gained would become quickly out of date. Instead information held within various databases (e.g. UNIFORM - planning application data base and the 'Call for Sites' exercise), officer expertise and local knowledge were used to inform whether sites were considered to be available for development.

2.34 Some of the sites put forward by landowners and developers suggest that sites may become available in the medium to long term (beyond 5 years). These sites have not been considered 'available' in the SHLAA in that they would not contribute to the 5 year supply of deliverable sites. It should also be noted that other sites identified as 'available' by landowners during the 'Call for Sites' exercise may not have been identified as being in the 0-5 years of the SHLAA if the site/s were not deemed suitable when the above assessment methodology has been applied.

2.35 In assessing the achievability for housing, the Council sought to identify whether there was a reasonable prospect that housing would be developed on a particular site or area at a particular point in time. This involved the analysis of the general viability of bringing sites forward taking into consideration the following:

- Market factors - e.g. adjacent uses, economic viability in terms of land values, attractiveness of locality, potential market demand and projected rate of sales.
- Cost factors - physical constraints, necessary works, planning obligations, requirements for funding or investment.
- Delivery factors - e.g. phasing, build out rates and completion dates, multiple developer information, size and capability of developer

2.36 Each site within the SHLAA has been assessed on when residential development is likely to be achieved. Sites that were assessed as neither deliverable nor developable, due to a range of constraints, were discounted at this stage due to their unsuitability for housing development. In some cases action may be possible to remove these constraints; however if no appropriate action can be determined then the sites will continue to be discounted from any future SHLAA update.

2.37 The results of the SHLAA indicate the number of dwellings that are likely to be delivered and the achievability assessment determined the timescales in which that would take place. Subsequently sites were placed into five categories:

- Likely to be developed within the short term - 0-5 years
- Likely to be developed within the medium term - 6-10 years
- Likely to be developed within the long term - 11-15 years
- Unlikely to be developed – Discounted – will not form part of the 15 year supply

- Unlikely to be developed – Discounted Green Belt – will not form part of the 15 year supply

2.38 As such the SHLAA results have produced a detailed assessment of the housing numbers that will be attained by specific sites and areas within the next fifteen years.

Achievability including Viability

2.39 Paragraph 173 of the NPPF states that ‘plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligation and policy burdens that their ability to be developed viably is threatened’.

Paragraph 022 of the NPPG advises that ‘a site is considered achievable for development where there is reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete let or sell the development over a certain period’.

2.40 When assessing the viability of sites within the SHLAA the Council considered that all sites under construction or that has an extant planning permission are viable as the scale of obligations and policy assessment undertaken through the Development Management process was not considered to threaten the viability of the scheme. Other sites listed within the SHLAA are also considered to be viable, for example on vacant sites in single ownership or where policies and physical land constraints are not considered to threaten the viability of a scheme. When constraints have been identified during the assessment process the SHLAA has considered what types of action would be necessary to remove the constraint and when the site would likely be delivered. Mitigation measures may include the need for investment in infrastructure, fragmented land ownership or review of development plan policies.

2.41 It should be noted that the Council does not have the resource to assess the viability of all sites identified within the SHLAA. To support the Core Strategy through examination, a viability assessment will be undertaken to assess the deliverability of the Local Plan (Core Strategy). This is likely to include broad assessments of the Borough’s housing land supply and more site specific work where considered relevant. This process will help to inform the deliverability and developability of sites within the SHLAA.

Stage 3 - Determining the housing potential of windfall sites

Windfall assessment

2.42 The NPPF (Para 48) allows local planning authorities to make an allowance for windfall in the 5 year supply if there is compelling evidence that such sites have consistently become available in the local areas and will continue to provide a reliable source of supply. Paragraph 24 of the NPPG continues to builds on the NPPF by verifying that plan makers may be justified in incorporating a windfall allowance in the 5 year supply if there is compelling evidence as set out in paragraph 48 of the NPPF. Local planning authorities also have the ability to identify broad locations in year 6-15, which could also include a windfall allowance based on a geographic area as set out in paragraph 48 of the NPPF. This allows for a degree of flexibility to meet development needs where specific sites cannot be identified.

2.43 Historically it is considered the Council may only have identified housing developments as ‘windfall’ if the land had not been allocated for housing within the adopted Tameside UDP. It is also considered that the Council may not have separated ‘windfall’ sites from those identified within the 2010/11 SHLAA within the previous authorities Annual Monitoring Reports.

- 2.44 In light of this the Council now defines a 'windfall' site as any land that has come forward for housing development that has not been allocated for such use within the Tameside UDP or that has been identified within the Tameside SHLAA. The Council has accepted the principle of residential development on those sites allocated within the UDP, subject to gaining planning permission. The Council also acknowledges that whilst the SHLAA does not allocate land for housing, the assessment undertaken broadly identifies future housing sites across the Borough. As such, the Council would not consider future development of these sites as 'windfall'.
- 2.45 The Council has chosen not to include a figure for 'windfall' sites within the 2012/13 or 2013/14 SHLAA's. This is in order to clarify which of the Borough's housing sites with extant planning permissions have not been previously identified within the 2010/11 SHLAA and can now be identified as a 'windfall' site. The Council acknowledges that further research into historic 'windfall' trends has to be undertaken prior to the Council identifying a windfall allowance within the 5 year supply.

Stage 4 - Assessment Review

Assessment of development need for housing

- 2.46 Once the initial survey of sites and the assessment of their deliverability/developability have been made the assessment sets out how much land has been identified across the 15 year SHLAA period, giving a figure of the potential yield and assumption as to what point in the future land will come forward for development. If insufficient sites have been identified, it would be necessary to investigate how this short fall can be planned for. The two options are the identification of broad locations for future growth; and/or the use of windfall allowance. The findings of the updated 2013/14 assessment are set out in Sections 3 of this report.

Review assessment and prepare draft trajectory

- 2.47 Once the assessed data has been collected the findings of the SHLAA assessment are applied against Tameside's housing need. The trajectory will illustrate if there is enough land identified in the SHLAA to meet the housing land requirement. If insufficient sites have been found plan makers will have to investigate how this shortfall may be planned for. The findings of the 2014 Tameside SHLAA trajectory is detailed in Section 4.

Stage 5: Final evidence base

Evidence Base

- 2.48 The SHLAA update has been prepared in line with the guidance outlined by the NPPF and NPPG and the set assessment and methodology outlined in the methodology flow chart on page 7 and/or in line with current national planning policy as and when published, to ensure consistency, accessibility and transparency in selecting and discounting sites within future SHLAA updates. The core outputs of the 2013/14 SHLAA are in line with paragraph 028 of the NPPF:
- A list of all sites considered, cross referenced to their locations on maps
 - An assessment of each site, in terms of its suitability for development, availability and achievability to determine whether a site is realistically expected to be developed and when

- Contain more detail for those sites which are considered real candidates for development, where others have been discounted these have been clearly evidenced and justified.
- Potential quantity of development and any potential barriers to development
- An indicative trajectory of anticipated development and consideration of associated risks
- The assessment to be made publically available in an accessible form

Monitoring

2.49 The Council will keep an up to date assessment of sites as part of the authority's monitoring report. In line with national guidance the Council will only consider it necessary to carry out a full resurvey of all sites when development plans have to be reviewed or if it is unable to demonstrate a 5 year supply of specific deliverable sites.

2.50 When monitoring information in relation to housing land, the Council will seek to record annually:

- progress on delivery in relation to allocated sites;
- progress relating to extant planning permissions, sites recorded as under construction and new sites with permission that should form part of the SHLAA update;
- progress that has been made on removing sites constraints and whether a site can be considered as developable or deliverable or recording unforeseen constraints that necessitate the removal of a site from the SHLAA; and
- whether there is a justification for windfall allowance.

Deliverability (5 year supply) and developability for housing

2.51 In order for Tameside to provide a robust and up to date evidence base on which to support the deliverability of sites within the next 5 years the Council will undertake a broad assessment of the Borough's housing land supply and more site specific work where considered relevant. As a result of this exercise sites maybe moved forward or back if they are not considered to be deliverable or developable within specific timescales within the SHLAA.

Informs Development Plan Preparation

2.52 The urban area, particularly to the west of the Borough is tightly constrained by the Green Belt boundary and this has placed restrictions in relation to the delivery of housing across the Borough. One of the core policies of the NPPF is to protect the Green Belt and whilst a small number of Green Belt sites had been included within the 2010/11 SHLAA, this latest version has taken the view to remove all Green Belt sites from the 2012/13 and 2013/14 SHLAA's, whilst awaiting a strategic Green Belt review.

3. Findings 2013/14 SHLAA

- 3.1 The sites within the 2013/14 SHLAA have been divided into categories that reflect both their status and their likelihood of coming forward. The categories are as follows:
- sites under construction;
 - sites with planning permission;
 - housing site allocations in the 2004 Tameside Unitary Development Plan ;
 - potential housing sites;
 - discounted sites; and
 - discounted sites in the Green Belt
- 3.2 Within the schedule of discounted sites (Appendix 2) a reason has been given for each site explaining why it is considered unsuitable at this stage. It is important to differentiate between those sites where there is no potential for housing and those where housing may be possible subject to mitigation measures of on-site land or policy constraints.
- 3.3 The findings of the SHLAA have been summed up into a number of tables. The summary table within each of the categories identifies the number of sites within that category, the total site area and the number of dwellings that are available on them. It also details the contribution each of the different categories makes to the short (0 - 5 years), medium (6 - 10 years) and long term (11 - 15 years) housing land potential across Tameside.

Sites under Construction (Table 2)

- 3.4 These are sites that have received planning permission and a material start has been made on the implementation of that planning permission. Within this category there will be sites at various stages in the construction process from sites that are nearing completion to sites that are just commencing ground works.
- 3.5 Whilst the findings of Table 2 are based on their position at 31 March 2014, some of these sites may have since been completed or additional sites may have commenced. Changes and updates to individual site progress will be addressed in the annual review of the rolling 5 year housing land supply and the SHLAA.

Availability	Number of sites	Site Area (ha)	Units Under Construction and Remaining
0 - 5 years	95	38.86 ha	1,244
6 - 10 years	3	0.44 ha	4
11 - 15 years	0	0 ha	0
Total	98	39.3 ha	1,248

Table 2 - Sites under Construction

- 3.6 The figures in Table 2 show that there were 1,248 dwellings under construction and remaining on 98 sites that were under construction at 31 March 2014.

Sites with extant Planning Permission (Table 3)

- 3.7 This includes sites with various types of extant permissions, including those with full and outline permission. Some of these sites may have progressed to the 'Under Construction' status since the 31 March 2014, but these will be assessed in the authority's annual review of the rolling 5 year housing land supply and the SHLAA.

Availability	Number of sites	Site Area (Ha)	Dwelling Units (NET)
0 - 5 years	110	30.97 ha	1,049
6 - 10 years	7	6.51 ha	338
11 - 15 years	1	0.37 ha	15
Total	118	37.85	1,402

Table 3 - Sites with Extant Planning Permission

- 3.8 The figures in Table 3 show that there were 1,402 dwellings on 118 sites that had an extant planning permission on 31 March 2014. It is anticipated that these sites will come forward in the short term (0 - 5 years) of the plan period.

Housing Site Allocations and Other Sites (Table 4)

- 3.9 These are sites that have been specifically allocated for residential purposes within the Tameside Unitary Development Plan 2004 (UDP). This category also includes other sites which have been previously assessed through the development management process including those sites with expired full and outline planning permissions⁷, or pending or withdrawn planning applications.

Availability	Number of sites	Site Area (Ha)	Dwelling Units
0 - 5 years	45	20.74 ha	698
6 - 10 years	67	13.13 ha	905
11 - 15 years	0	0	0
Total	112	33.87	1,603

Table 4 - Housing Site Allocations and Other Sites

- 3.10 The figures in Table 4 show that there is a potential for 1,603 dwellings to be accommodated on 112 sites allocated for housing or classified as other sites. Of these 112 sites, 45 are anticipated to come forward in the short term (0 - 5 years) and 67 sites in the medium term (6-10 years) of the plan period.

⁷ Tameside propose a 2 year retention period for the 5 year supply of those sites that have expired full and outline permissions between 1 April 2012-31 March 2014.

Potential Housing Sites (Table 5)

- 3.11 These are sites that have been identified as being suitable for residential development in the future but do not as yet have any current planning commitments. They have been identified through a variety of sources including the housing land availability survey and employment land review undertaken internally by officers and the external 'call for sites' exercises.

Availability	Number of sites	Site Area (Ha)	Dwelling Units
0 - 5 years	15	26.25 ha	622
6 - 10 years	266	51.84 ha	1890
11 - 15 years	109	57.28 ha	2,047
Total	390	135.35 ha	4,559

Table 5 - Potential Housing Sites

- 3.12 The figures in Table 5 show that there is considerable housing potential - some 4,559 dwellings on 390 sites. The table shows that the vast majority of these sites will come forward in the medium (6 - 10 years) and long term (11 - 15 years) periods of the plan.

Discounted Sites

- 3.13 These are the sites that have been assessed as part of the SHLAA but were not considered to be suitable for housing at this time due to site and/or planning policy constraints. The Tameside SHLAA has discounted some sites through the structured assessment process. A full schedule of the discounted sites and a brief explanation of their site constraints has been included in Appendix 2.
- 3.14 The constraints on some of the discounted sites may at some point be mitigated against, thus allowing the sites to deliver residential development at some point in the future. The responsibility to demonstrate how the constraints can be removed to allow residential development is down to the applicant, developer or landowner. Reviews of the SHLAA will continue to assess the longer term potential of these sites as planning policy evolves or site circumstances change.

Discounted Green Belt Sites

- 3.15 As a result of the SHLAA forecast indicating a potential shortfall of suitable sites for years 11- 15 and beyond, it is important that the Council explores the potential spatial options to meet the Borough's housing requirement in the long term. Through the three 'Call for Sites' exercises a number of Green Belt sites have been put forward for consideration within the SHLAA. However, due to national policy constraints outlined in the NPPF⁸ and in the NPPG⁹ this category of land have not been included as a realistic option and therefore Green Belt sites have been discounted from the SHLAA. In order to maintain a consistent

⁸ National Planning Policy Framework, Section 9 Protecting Green Belt Land

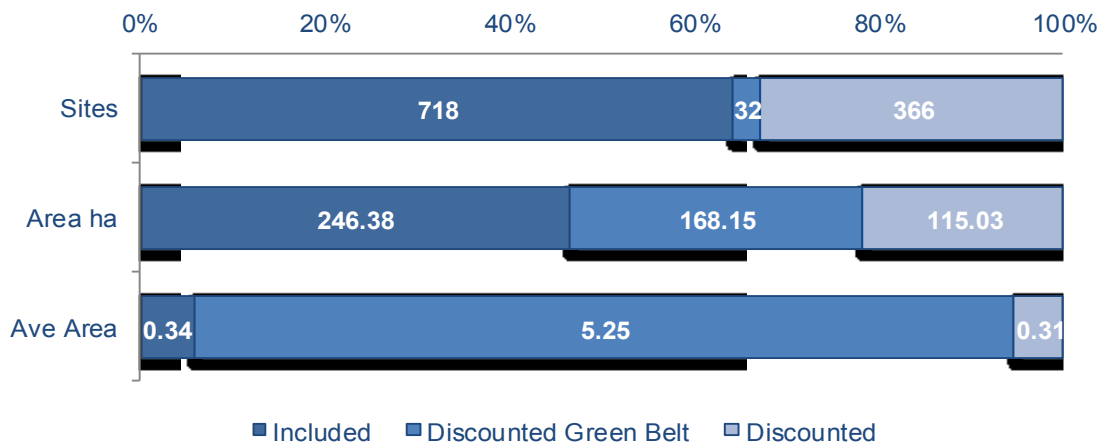
⁹ National Planning Practice Guidance, paragraph 034 states that 'unmet housing need is unlikely to outweigh harm to the green belt and other harm to constitute the very special circumstances justifying inappropriate development on a site within the green belt'.

approach in relation to Green Belt land and align with national policy, those Green Belt sites previously identified within the 11-15 year period of the 2010/11 SHLAA have subsequently been discounted under the 2012/13 version and continue to be discounted due to their Green Belt allocation in the current 2013/14 iteration. A total of 32 Green Belt sites have been discounted in the 2013/14 SHLAA.

3.16 Whilst the Council has no intention of releasing Green Belt land in the short to medium term as the SHLAA has identified sufficient land for this period (0-10 years) the shortage of available brownfield and other suitable sites in the longer term (11-15 years and beyond) is an issue. It is therefore proposed that the Council will undertake a Green Belt land review prior to the production of the Site Allocations DPD which will follow on from the adoption of the Core Strategy. The review will allow the Council to assess the development potential of Green Belt land surrounding urban areas which, notwithstanding their current designation, may otherwise be suitable for residential development. Those Green Belt sites submitted as part of the 'Call for Sites' exercise will be reassessed as part of that process.

The Council proposes to put the Green Belt forward as a 'broad location' in order for the Borough to meet its long term housing requirement (years 11-15 and beyond). Through previous SHLAA survey work and the three Call for Sites exercises 168.15 hectares of Green Belt land has been identified for residential development. These sites have the potential to yield 5045 net dwellings using a density of 30 dwelling per hectare. Whilst the Council is unwilling to include any of these particular Green Belt sites (including those put forward during the Call for Sites exercises) within the 2013/14 SHLAA, prior to undertaking a strategic Green Belt review, the Council accepts that in order for the Borough to meet its long term housing need requirements there maybe potential to release areas of land within the Green Belt.

3.17 Graph 1 compares the discounted and discounted Green Belt sites to those sites identified within the SHLAA. The graph clearly illustrates that whilst discounted Green Belt sites only equate to 2.867% of all sites assessed under the SHLAA review, they account for 31.752% of the land assessed and whilst few in number the sites tend to be large in size.



Graph 1 Discounted and discounted Green Belt locations compared

Summary of Findings (Table 6)

- 3.18 The results of the 2013/14 SHLAA indicate that there are some 718 sites providing land for a potential 8,812 dwellings in Tameside over the next 15 years. Table 6 below sets out the summary of the site categories contributing to the housing supply identified in the Tameside SHLAA.

Source of supply	Timeframe			Total
	0 - 5 Years	6 - 10 Years	11 - 15 Years	
Sites Under Construction (Table 2)	1,244	4	0	1,248
Sites with Planning Permission (Table 3)	1,049	338	15	1,402
Housing Site Allocations and Other Sites (Table 4)	698	905	0	1,603
Potential Housing Sites (Table 5)	622	1,890	2,047	4,559
Total Number of Potential Units	3,613	3,137	2,062	8,812

Table 6 - Summary of Findings

4. Analysis of Findings

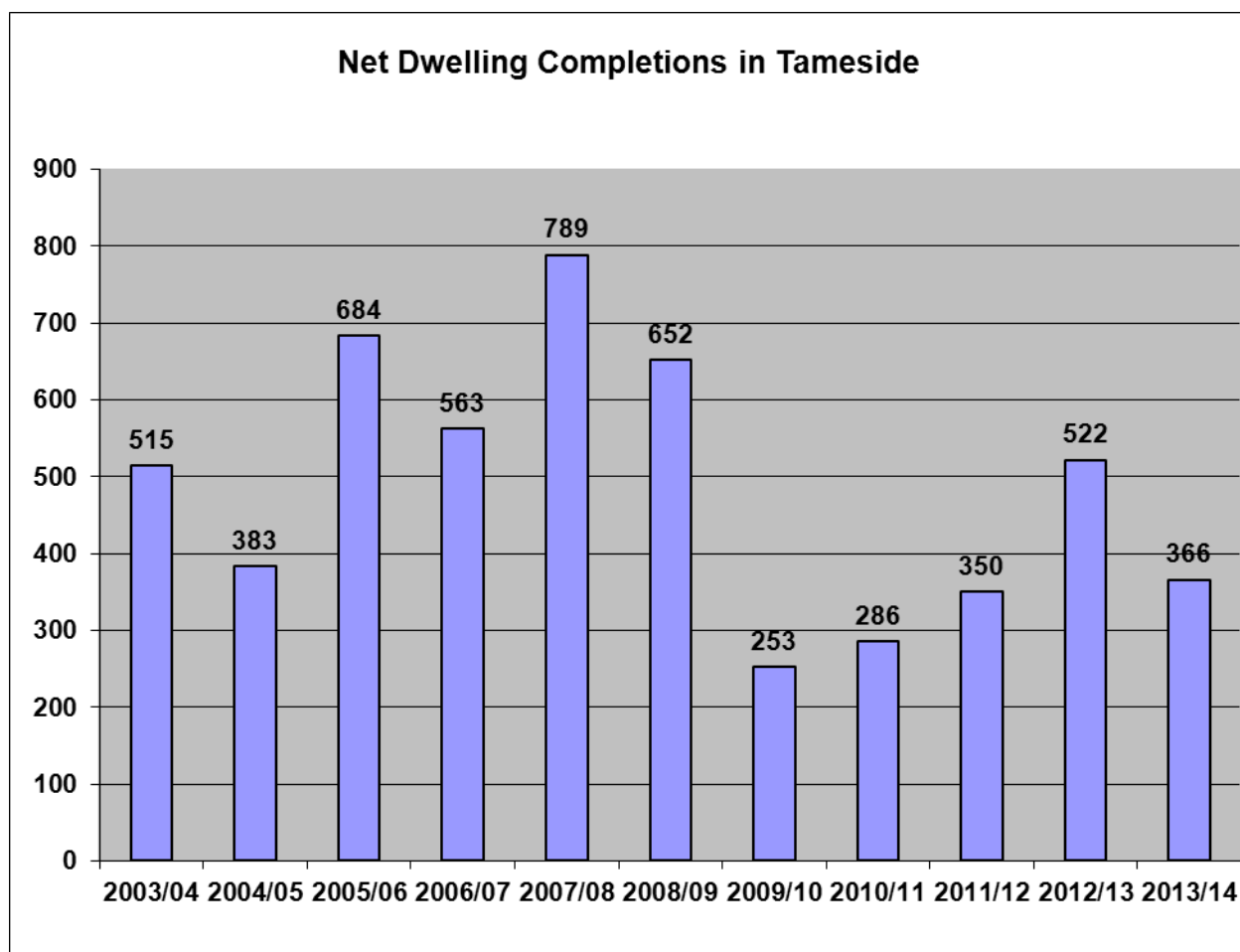
- 4.1 This section of the report looks at the implications of the 2013/14 SHLAA findings against the housing requirements previously set out in the RSS and the Council's new housing target set out in the Preferred Option Core Strategy document, which has been applied by the Council as of the 1 April 2012.
- 4.2 The housing requirement for Tameside identified in the Preferred Option Core Strategy document is considered to be 11,000 dwellings over the 17 year plan period (1 April 2012 - 31 March 2029). Tameside needs to identify sufficient land to meet this requirement over the plan period that would equate to an average annual target of 647 net dwellings.

Recent Completions (Graph 2)

- 4.3 The performance of housing completions in Tameside between 1 April 2003 and 31 March 2014 is set out in the graph below. Please note that the annual target between 1 April 2003 and 31 March 2012 is based on the RSS target of 750 net dwellings per annum (total of 6,750 dwellings over 9 years) and that the annual housing target going forward from 1 April 2012 as set out in the Preferred Option Core Strategy is 11,000 dwellings over 17 years (See Table 1).
- 4.4 The Preferred Option has identified a stepped approach to housing delivery as it is anticipated that the continuing effects of the recent economic down turn in the housing market are likely to be felt for several years. It is therefore anticipated that new house building completions will be lower in the first five years of the Core Strategy plan period, with some effects still being felt beyond 2017. Therefore the second five year period is also

likely to be slightly below the scale of development envisaged thereafter. The Council will work towards the following phased housing target with years 1-5 having a net annual target of 500 dwellings, years 6-10 having a net annual target of 650, and years 11-17 having a net annual target of 750 dwellings in order to meet the requirement of 11,000 dwellings.

4.5 Graph 2 illustrates that under the RSS period 1 April 2003 – 31 March 2012, there have been 4,457 net completions across Tameside. This gave an average annual net rate of completion as 495.2 units or 66% of the RSS target (6,750 net units over 9 years). It is considered that the shortfall accumulated against RSS can be attributed in part to the downturn in the housing market since 2008, rather than it being a reflection of the shortage of land. Evidence for this can be found in the 2010/11 SHLAA which identified land for 12,606 of the 12,661 units required under RSS (RSS target of 11,250, plus the accumulated shortfall of 1,411, equals 12661). The impact of the high demolition rate in Hattersley between 2004-2009 has also affected the figure for net dwelling completions for this period when compared with the number of gross completions.



Graph 2 - Net Dwelling Completions in Tameside 2003 to 2014

4.6 Table 7 below illustrates how the accumulated shortfall has come about under the RSS target by detailing the gross number of completions compared to the rate of demolition giving the net number of housing completions in the period 2003-2012. During this period Tameside have only once exceeded the RSS net annual figure of 750 dwellings at the peak of the building industry in 2007/08.

4.7 In comparison Table 7 below illustrates that the Council has meet its year 1 housing target (500 dwellings) set out in the Preferred Option, having recorded 522 net completions in the

recording year 2012 – 2013. However, this total was a result of a thorough survey undertaken in March-April 2013 of all sites with extant permissions and all sites recorded as under construction. This survey may have collected additional information in terms of completions that have not been picked up in previous monitoring years and may have had some bearing on total completions for recording year 2012-2013. Whilst the net completion rate of 366 dwellings for 2013/14 is lower than the 522 recorded in 2012/13 the 2013/14 figure is considered to give more of an accurate reflection of net completion rates for Tameside. The 2013/14 also illustrates that the completions rate continues to rise, albeit very slowly since the effects of the housing market slump were first recorded in 2009/10 and again justifies why the Council continues to support the use of the stepped approach to housing delivery as outlined in Table 1.

Year	Gross Number of Dwellings Completed	Number of Dwellings Lost (clearance/conversion)	Net Number of Dwellings Completed
2003/04	610	95	515
2004/05	574	191	383
2005/06	940	256	684
2006/07	675	112	563
2007/08	1164	375	789
2008/09	921	269	652
2009/10	347	94	253
2010/11	321	35	286
2011/12	350	0	350
2012/13	574	52	522
2013/14	411	45	366
TOTAL	6,887	1,524	5362

Table 7 - Dwellings completions 1 April 2003 – 31 March 2014

15 Year Housing Land Supply

- 4.11 It is important to assess Tameside's Core Strategy housing requirement of 11,000 net dwellings required over the 17 year plan period, against the supply of housing land identified within the 2013/14 SHLAA (over 15 years) in order to work out if there is sufficient land to meet the housing requirements for the Borough.
- 4.12 The Preferred Option stepped approach will cover the Local Plan period 1 April 2012- 31 March 2029, with 522 net dwellings having already been completed within year 1 and 366 net dwellings in year 2. This iteration of the Tameside SHLAA covers years 3-17 of the local

plan period (1 April 2014 – 31 March 2029). The identified housing land target for years 3-17 is 10,000 of the total 11,000 net dwellings required over 17 years. This has been calculated using the stepped approach as follows (See Table7):

POTENTIAL TMBC 15 YEAR HOUSING LAND SUPPLY		
2013/14 SHLAA total supply in 0-15 years (Table 6)		8,812
15 YEAR HOUSING LAND REQUIREMENT		
Preferred Options years 3-17 and Deficit	(3 X 500) + (5 X 650) + (7 X 750) + (112)	10,112
15 YEAR SUPPLY AS A PERCENTAGE OF TOTAL REQUIREMENT		
Total SHLAA supply as a percentage of the plan period target	(8,812 /10,112) X (100)	87.14%
Annual average over plan period	10,112/15	674.13
AMOUNT OF LAND IN 2014 SHLAA IN EQUIVALENT YEARS		
	8,812/674.13	13.07 Years

Table 7 15 Year Housing Land Supply in Tameside

- 4.13 Table 7 shows that the 2013/14 SHLAA has identified sufficient housing land to supply 8,812 dwellings or 87.14% of the 10,112 required by the Preferred Options stepped approach for this period within the Core Strategy. This figure equates to 13.07 years' worth of the 15 years supply.
- 4.14 The 2013/14 SHLAA has identified a potential shortfall of land to accommodate the remaining 1,188 dwellings required to meet the overall target of 10,000 over its 15 year period (2014-2029). Together with land to accommodate the deficit of 112 dwellings accrued in 2013/14¹⁰ will require the Council to identify additional land for 1,300 dwellings over the Core Strategy plan period.
- 4.15 As previously stated the Council has no intention of releasing sites within the Green Belt for housing development in the short to medium term. However, the Council recognises that in order to identify additional housing land to meet the predicted shortfall in years 11-15 and beyond, an assessment of potential yield from windfall sites and Green Belt sites surrounding the urban area will have to be undertaken. The Council have identified the Green Belt as the broad location required to meet the unmet need. It is envisaged that a review of the Green Belt will be undertaken prior to the Site Allocations DPD.

5 Year housing Land Supply

- 4.08 Due to the Borough's persistent under delivery of housing between 1 April 2003 and 31 March 2014 and in line with paragraph 47 of the NPPF the additional 20% buffer will continue to be applied. The 5 year supply does not include the deficit accrued under the now revoked RSS as that target no longer forms part of the development plan and is no longer judged to be relevant. The Planning Advisory Service have stated, based on legal judgments and Inspectors' advice, that it is clear 'in assessing future housing need authorities should not add any 'backlog' where past housing development under delivered RSS targets¹¹. Any deficit accrued from 1 April 2012 as part of the Preferred Options stepped approach will be added to the 5 year supply, therefore the 5 year housing land

¹⁰ Deficit calculation: Target – Completions (500 + 500) – (522 + 366) = 112

¹¹ Planning Advisory Service June 2014, Objectively Assessed Need and Housing Targets Technical Advice Note, Para 8.6

supply moving forward will include the deficit of 112 net dwellings accrued during 2013/14 monitoring period, giving Tameside a 5 year land requirement of 3,494 net dwellings. The 5 year housing land supply has been calculated using the Preferred Options stepped approach in Table 9 as follows:

5 Year Housing Land Calculation		
2013/14 SHLAA total supply in 0-5 years (Table 6)		3,613
Housing Requirement		
Preferred Options Target (Table 1)	$(3 \times 500) + (2 \times 650)$	2,800
Deficit (target – completions)	$(500 + 500) - (522 + 366)$	112
NPPF Buffer of 20%	$(2,800 + 112) \times 0.2$	582.4
Total	$2,800 + 112 + 582.4$	3,494.4
Average Annual 5 Year Requirement	$3,494.4 / 5$	698.9
5 Year Supply as a Percentage of Total Requirement		
	$(3,363 / 3,494.4) \times 100$	103.4%
5 Year Supply Equivalent in Years		
	$3,613 / 698.9$ or	5.2 years

Table 9 - 5 Year Housing Land Supply in Tameside

- 4.09 Table 9 shows that the Council has identified land for 3,613 dwellings over the next 5 years (2013/14 SHLAA years 0-5 supply) or 103% of the land required based on the above target or a 5.2 year supply. Tameside has front loaded land that it believes to be deliverable in order to provide a realistic prospect of achieving the planned supply and to ensure choice and competition within the market for land and to show that the Council is committed to ensuring that there is a sufficient housing land supply available to meet the Borough's housing land needs and annual housing target.
- 4.10 The supply of housing land will therefore be monitored over the plan period to ensure that housing sites are being delivered as predicted in the SHLAA. The monitoring process will determine whether additional sites are required in order to meet the long term target. The Council will aim to deal with any under supply (deficit) accrued against the stepped approach within the rolling 5 year housing land supply.

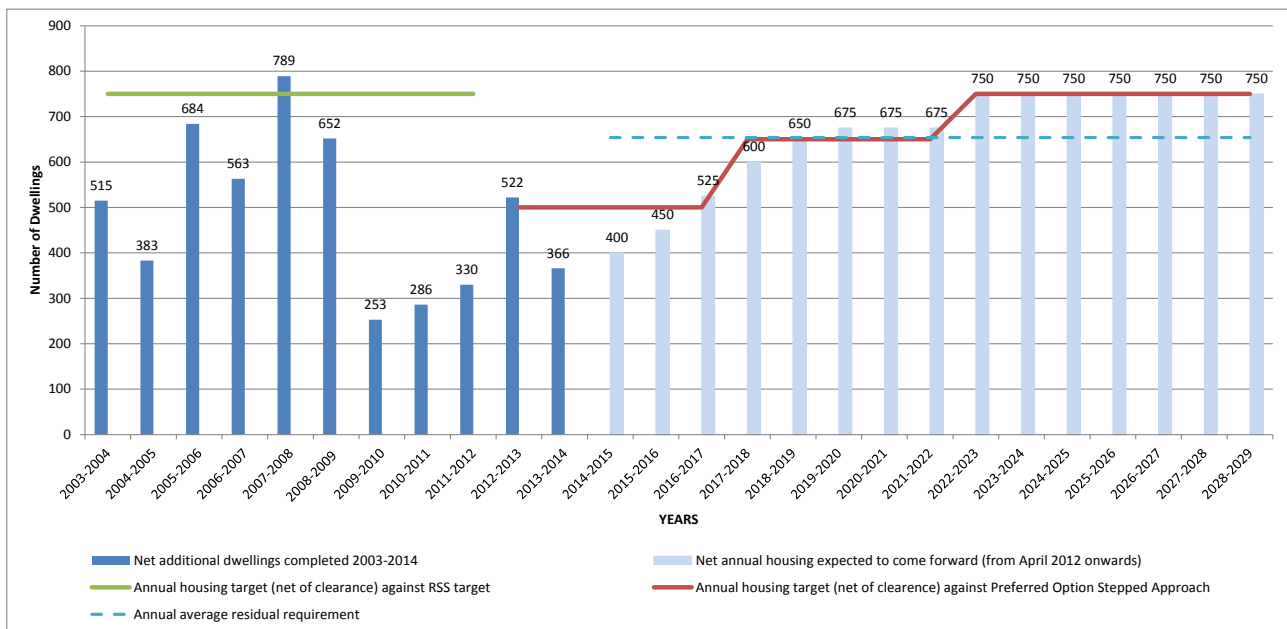
Housing Trajectory (Graph 3)

- 4.16 The SHLAA has provided a detailed assessment of the amount of housing that each site is expected to deliver over the plan period. This is set out in the housing trajectory (Graph 2) below. Producing the housing trajectory is a difficult exercise with consideration being given to the timeframes involved with the added uncertainty around the deliverability and developability of many of the SHLAA sites, combined with ever changing site circumstances and dependence on the development industry.
- 4.17 Sites that are either under construction or have an extant planning permission are much easier to make assumptions about yearly completion compared to sites that may become available in the medium to long term of the plan period. In addition, the rate at which these sites are taken up for development can only be predicted with a limited degree of certainty.

4.18 The trajectory illustrates the past completion rates set against the previous RSS target and the expected number of completions set against the Preferred Options stepped approach to housing delivery from 2012/13 onwards. While completions are anticipated to rise in the short term, given general economic conditions it is projected that completion rates will remain below the average annual requirement over the next 2-3 years. However, it is anticipated that the economy will continue to grow giving rise to an increased number of completions in the medium term with the assumption that more sites will be delivered as the development industry picks up. Therefore, the housing trajectory provides an illustration of the expected average annual completion rates over the plan period.

By taking into account the dwelling completions that have been delivered within the plan period to date, it is also possible to provide an annual average residual requirement for the remaining plan period. This annual average residual requirement sits alongside the expected average annual completion rate to provide the net additional dwellings required in order to fulfil the total dwelling requirement up to the end of the plan period.

The 2013/14 SHLAA has identified a shortfall of available land within SHLAA years 11-15 to meet the long term housing land requirement for the Borough (Local Plan years 13-17 and beyond) as existing available land becomes depleted, leaving behind those more challenging sites to be developed. In order to remedy this situation and following on from the adoption of the Core Strategy, the Council intends to identify suitable land to meet its long term housing land requirements through a Site Allocations DPD. Part of this process will include a strategic Green Belt review. It is anticipated that the Green Belt review and Site Allocations DPD will have the potential to identify suitable sites that could be released/safeguarded for housing in order to sustain the level of delivery required to meet the long term housing requirements of the Borough through this Local Plan period and into the next. As a result the trajectory predicts that there will be sufficient land identified to sustain the level of completions required by the stepped approach in the long term.



Graph 3 - The Tameside Housing Trajectory

4.19 Tameside will seek to ensure that the performance in relation to the housing trajectory is kept under review. Any issues identified through the monitoring process will be addressed through the review of the SHLAA.

Risk Assessment

Whilst the SHLAA has identified an adequate supply of land for the next 5 year period an overall broad assessment of risk should be made as to whether sites will come forward as anticipated. The most significant risks are associated with the wider economic and market conditions and national economic policy.

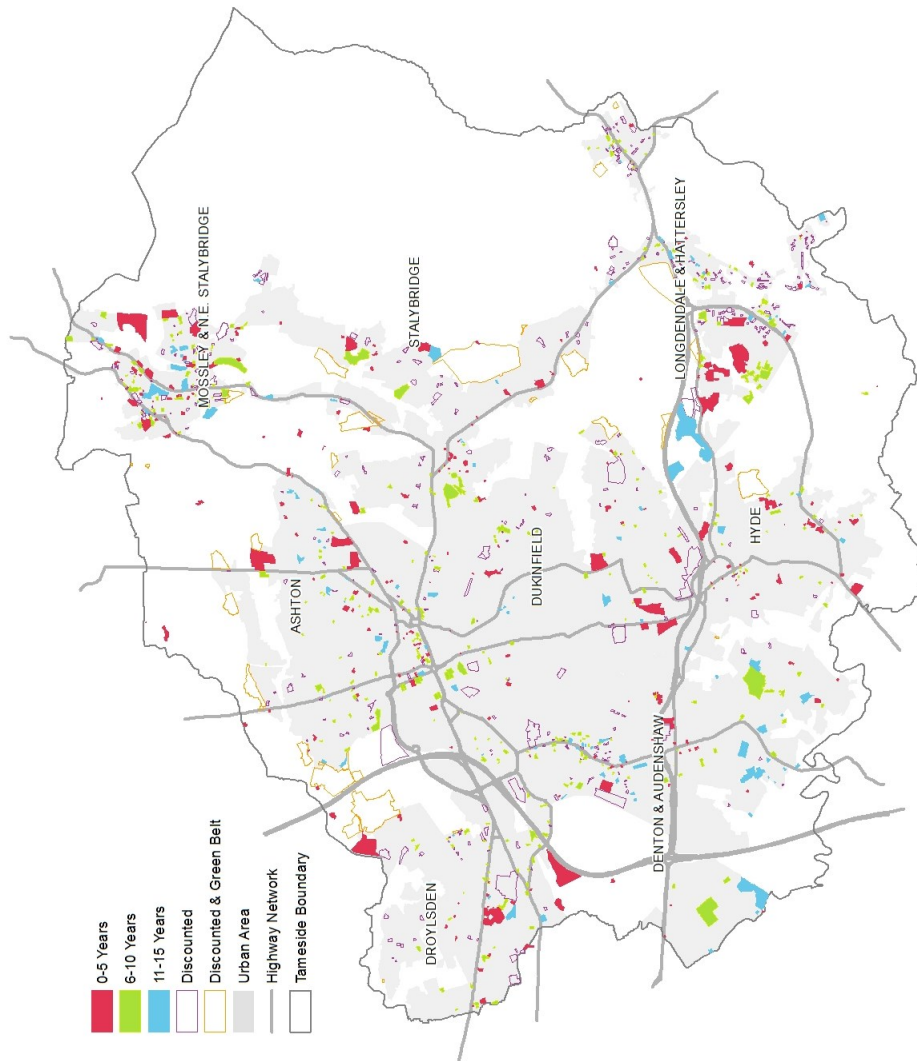
The housing market has experienced challenges since the credit crunch of 2007/08 and the impact of the subsequent recession has had a significant impact on potential homeowner's access to finance. This has resulted in a reduction in demand for housing and as a result a small number of developments have either stalled or been put on hold across Tameside. However, as the UK economy begins to recover the prospect of housing delivery is more promising although the housing market may remain fragile for the next few years.

In addition the SHLAA does not take into account the cumulative impact housing development will have on the local infrastructure and the environment. Site assessments have been conducted upon the information available at the time and no detailed studies have been undertaken. An incomplete knowledge may result in those sites initially considered to be deliverable and or developable being subject to unknown constraints. Further studies on infrastructure will be undertaken during the Sites Allocation DPD process, building on the infrastructure work undertaken to support the Core Strategy.

In order to reduce the overall risk associated with delivering the Borough's housing land supply the Council will appoint consultants to undertake a viability appraisal of the Core Strategy, which will include a broad assessment of the Borough's housing land supply and more specific work where considered appropriate. This work has the potential to reclassify site delivery within the SHLAA.

Location of SHLAA Sites

- 4.20 Map 1 set out the site specific location of every site identified within the SHLAA, including all of the categories of sites as well as the discounted sites that are considered to be constrained.
- 4.21 The map shows that the vast majority of sites in the categories included in the SHLAA are located within the existing urban area or adjoining it on the urban fringe. The plan suggests that there is a heavy concentration of potential housing sites in and around the areas of Mossley, Audenshaw and Denton, Ashton, Hyde, Longdendale.
- 4.22 In contrast, the majority of sites discounted from the SHLAA tend to be located outside of the urban area, with a number of large sites having been discounted due to their green belt location. Most of the remaining discounted sites that are located within the urban area are on sites that have been identified in the Employment Land Review as being of medium quality or high quality and therefore suitable for continued employment use.



Map 1 - Location of SHLAA Sites

4.23 Figure 2 below identifies how the SHLAA supply translates across each of the 19 Tameside wards. The chart shows that the main sources for housing land over the next 15 years will be concentrated in and around the wards of Mossley (14%), Longdendale (11%), St Peter's (11%) and Audenshaw (8%) .

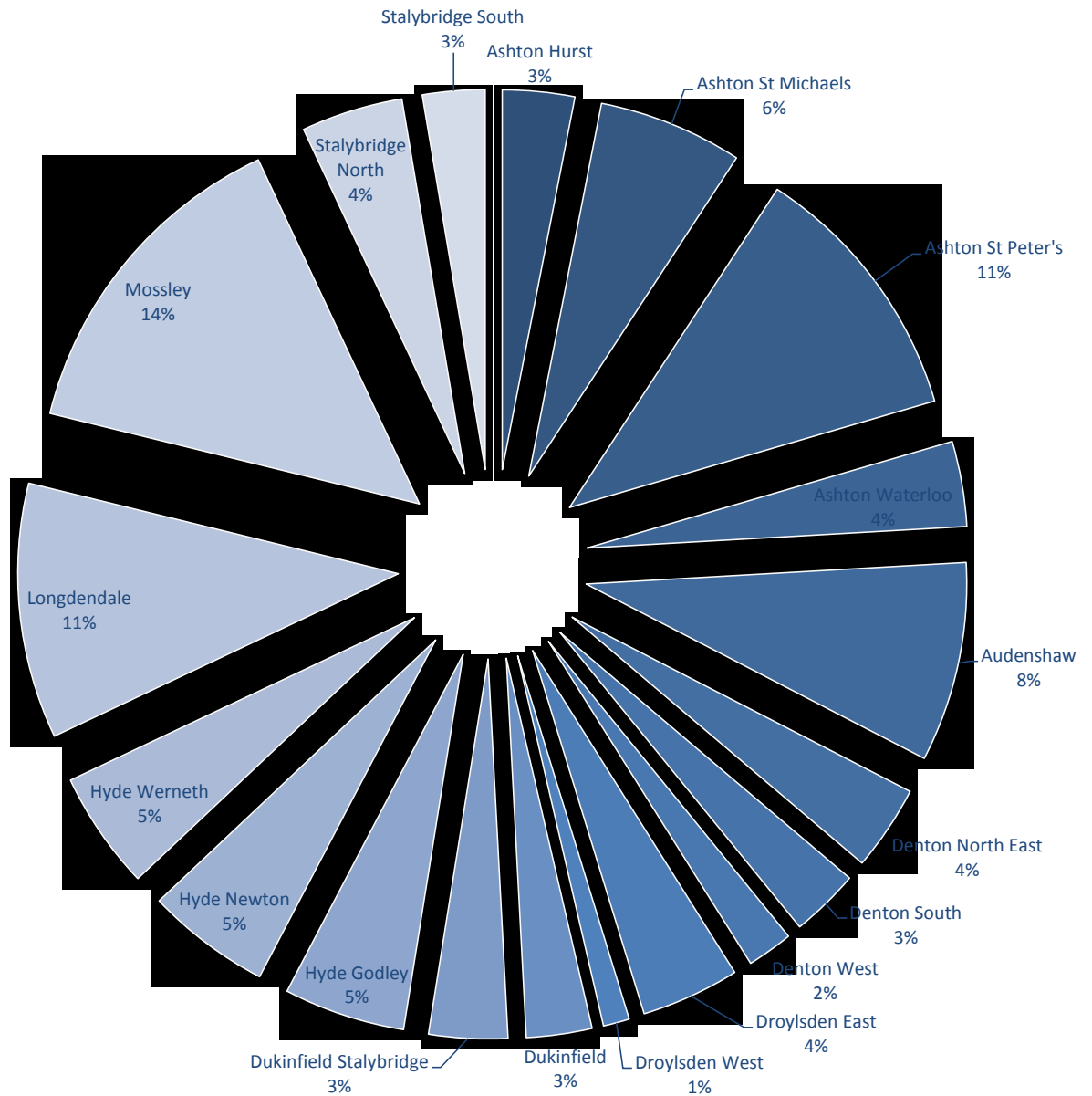


Figure 2 – Breakdown of SHLAA sites between wards

- 4.24 In comparison the wards of Denton West with 2% and Droylsden West with 1% indicate a relatively low supply of housing land due to the existing high density residential accommodation in these areas and the fact that very little land is expected to become available.
- 4.25 Figure 3 below illustrates the number of dwellings divided between wards. This chart highlights that there will be a concentration of dwellings delivered within Mossley, Hyde

Godley (both delivering 13%) and St Peter's (10%) wards, with the lesser amount delivered in Droylsden West (0%), and Ashton Waterloo, Dukinfield and Hyde Werneth (all with 2%) due to the lack of available sites.

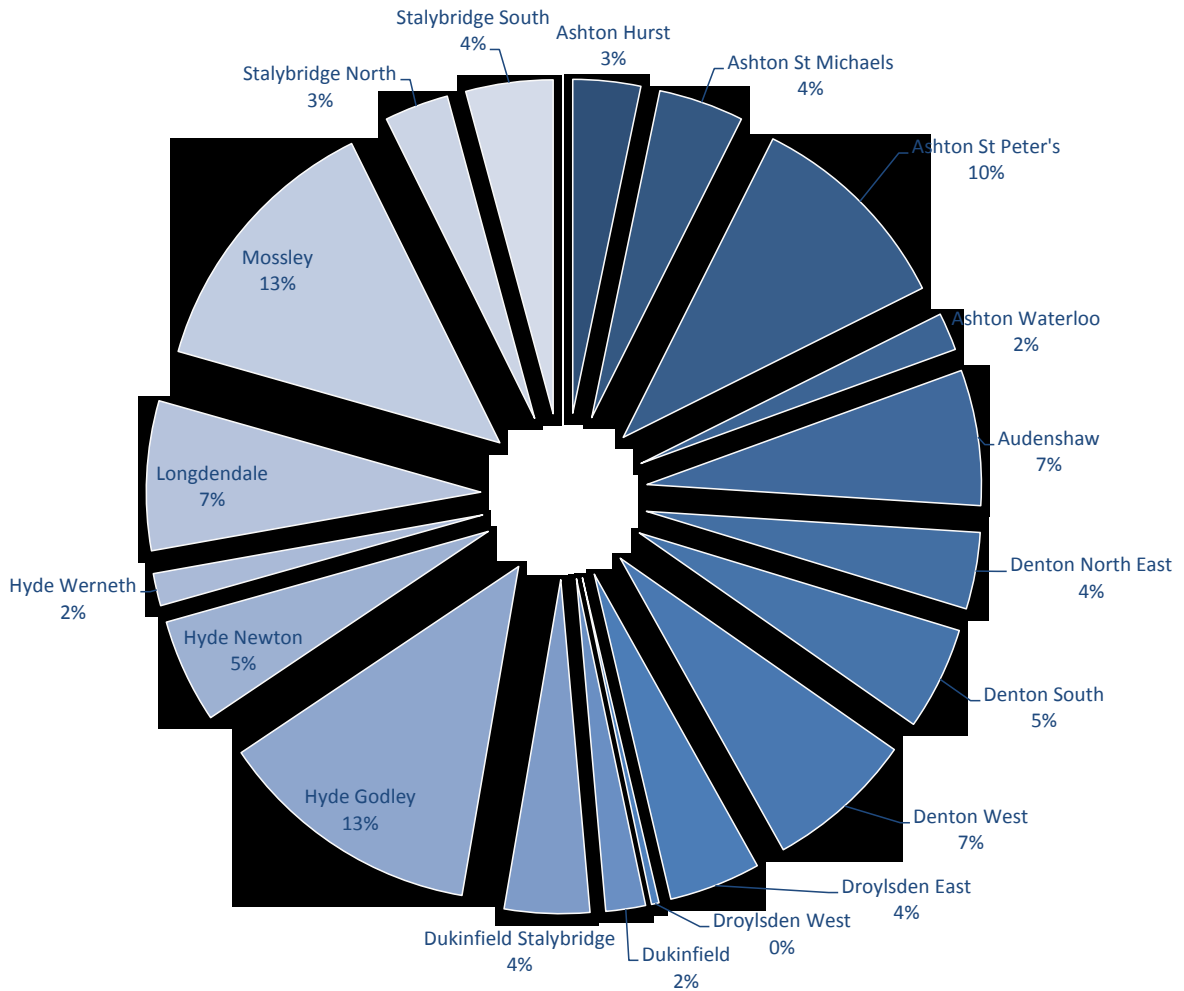


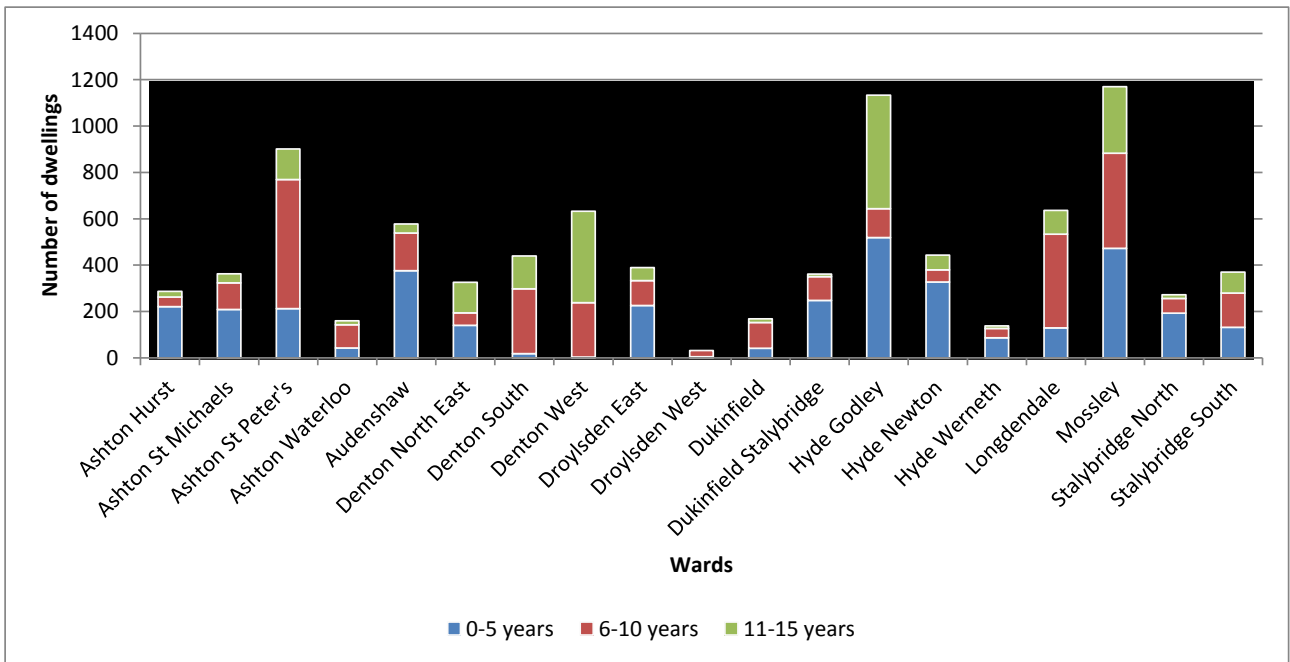
Figure 3 – Breakdown of SHLAA dwelling numbers between wards

4.26 Table 9 and Figure 3 show the number of dwellings that can potentially be accommodated in each of the 19 wards.

Wards	Under Construction	Planning Permission	Allocations and Other	Potential Housing Site	Total
Ashton Hurst	3	33	24	228	288
Ashton St Michael's	8	113	107	135	363
Ashton Waterloo	7	35	24	95	161
Audenshaw	340	37	1	200	578
Denton North East	36	84	45	162	327
Denton South	2	1	22	415	440
Denton West	1	3	15	614	633
Droylsden East	169	20	34	167	390
Droylsden West	2	3	0	27	32
Dukinfield Stalybridge	14	8	266	74	362
Dukinfield	29	11	90	39	169
Hyde Godley	143	379	76	536	1134
Hyde Newton	157	97	31	159	444
Hyde Werneth	4	67	8	59	138
Longdendale	17	295	9	316	637
Mossley	86	90	346	648	1170
St Peter's	138	57	331	376	902
Stalybridge North	13	16	61	183	273
Stalybridge South	79	53	113	126	371
	1248	1402	1603	4559	8,812

Table 9 - Housing Supply Split by Ward

4.28 The following graph illustrates the distribution of dwelling numbers, between wards in 5 yearly intervals. The graph indicates that in the short term (0-5 years) Audenshaw, Hyde Godley and Mossley are expected to deliver the most number of dwellings. Longdendale, St Peter's and Mossley are expected to deliver the most in the medium term (6-10 years) with Denton West and Hyde Godley expected to deliver the most in the long term (11-15 years).



Graph 4 Ward dwelling number break down over years

5. Conclusion

5.1 This report provides a snapshot picture of both the committed and potential housing supply in Tameside up to 2029. The results of the SHLAA will primarily be used to inform the evidence base of the Local Plan and direct the Core Strategy policy and future Site Allocations DPD. The information within the SHLAA will also be used to determine an appropriate housing target for the Borough based on objectively assessed need and land availability.

5.2 In light of the abolition of the RSS the Council will continue to apply the Preferred Options stepped approach to deliver the housing requirement of 11,000 net additional dwellings over the 17 year local plan period.

5.3 The SHLAA has been carried out in full accordance with national guidance outlined by the NPPF and NPPG using the set methodology outlined in this report to identify the availability of housing land in Tameside. Part of this process involved the 'Call for Sites' exercises and there will remain further opportunities for stakeholder involvement, by providing information on existing and new sites in the future as the SHLAA is revised.

5.4 The sites identified within the SHLAA have been derived from a number of data sources. It is important to note that certain assumptions have been made based on national guidance and officer's professional judgement during the assessment process. Information held on sites within the SHLAA is also likely to change as sites move from one category into another or as circumstances change, policies are adjusted or as sites are completed or as new sites come forward for consideration.

5.5 The SHLAA does not allocate land for housing development and whilst information held in relation to a particular site can be an indication of potential development, all sites remain subject to planning permission through the development management process.

5.6 The findings and the analysis outlined within Section 3 and 4 show that there is the potential for a considerable amount of development to take place within the urban area within the short and medium term. The results of the SHLAA have identified 718 sites with the potential to deliver 8,812 dwellings over the next 15 years. The results do not currently take into account an allowance for windfall, although such sites are expected to come forward over the plan period as the Council intends on monitoring this closely prior to including an allowance within the SHLAA.

5.7 It is also important to acknowledge that in order to meet the Borough's housing land requirement in the years 11-15 and beyond the Council have identified the green belt as the Broad Location in which to deliver the unmet housing land requirement in the long term. This will require the Council to undertake a green belt review in order to release appropriate sites that can come forward to meet the Borough's long term housing needs.

5.8 The results of the SHLAA support the Council in terms of its ability to deliver a five year housing land supply plus an additional 20%, in line with paragraph 47 of the NPPF as the SHLAA has identified land for approximately 3,613 dwellings within years 0-5, or specific deliverable sites for 5.2 years.

5.9 Appendix 1 of this report provides some brief details of the 718 sites assessed as part of the SHLAA.

5.10 Appendix 2 provides a brief summary of the reasons why the Council has discounted 366 sites

5.11 Appendix 3 highlights an additional 32 sites having been discounted for their green belt status.

5.12 Appendix 4 – SHLAA Disclaimer

5.13 SHLAA Glossary

Appendix 1: SHLAA SITES

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
01/00618/FUL	0-5	91 MARKET STREET STALYBRIDGE	STALYBRIDGE	SK15 2AA	STALYBRIDGE NORTH	3	151	0.0199	UC	01/00618/FUL Alteration to upper storey flat and storage area to create 4no. New dwellings and convert part of basement to form 1no. Dwelling (approved 27/07/2001).	Three storey mid terraced located within Stalybridge Town Centre/Conservation Area, backing onto the River Tame
03/01558/REM	0-5	MANOR FARMHOUSE REAR GARDENS PLOTS 4 AND 5 69 HAUGHTON GREEN ROAD	DENTON		DENTON SOUTH	2	13	0.1484	UC	10/00202/FUL 2 bungalows (App 01/06/10). 07/01694/FUL 2 dormer bungalows (App 03/03/08) 03/01558/REM ref 03/00959/OUT (App 09/01/04). 03/00959/OUT 2 semi-detached bungalows (App 17/10/03).	Vacant site enclosed by residential dwellings
09/00829/OUT	0-5	RIVERSIDE WORKS MANCHESTER ROAD MOSSLEY	MOSSLEY	OL5 9PH	MOSSLEY	35	80	0.4389	EXP	13/00856/OUT 35no. houses (Pending). 09/00829/OUT 18no. 2-bed apartments & 6no. 4-bed houses (11/12/2009). 07/00372/REM 18no. 2-bed apartments & 6no. 4-bed houses (20/06/2007)	Busy builders merchants business at entrance to Warmco Industrial Estate.
09/00835/OUT	0-5	SIMISTER AND CHORLTON EDNA STREET	HYDE	SK14 1LD	HYDE WERNETH	3	103	0.0291	OPP	13/00377/OUT Extension of time limit to commence 09/00835/OUT - Demolition of existing engineering works and erection of 3no. Dwellings (02/07/2013). 09/00853/OUT Demolition of existing engineering works and erection of 3no. Dwellings (07/05/2010)	Engineering works located within a residential area.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
09/01070/OUT	0-5	FORMER TORAY TEXTILES FORMER WHARF MILL DUKINFIELD ROAD	HYDE	SK14 4RS	HYDE NEWTON	80	30	2.674	OPP	09/01070/OUT Resubmission of application no. 09/00002/OUT for demolition of existing factory premises redevelopment for mixed residential/commercial use (approved 19/10/2011).	Former employment site.
10/00233/FUL	0-5	GARAGE SITE OFF ROUGHTOWN ROAD MOSSLEY	MOSSLEY		MOSSLEY	1	25	0.0393	EXP	10/00233/FUL Construction of 1no. Detached dwelling house (Approved 22/02/2011).	Garage site to rear off Roughtown Road
10/00248/FUL	0-5	SITE OF 49 CROFT STREET	HYDE	SK14 1JA	HYDE WERNETH	1	103	0.0097	UC	10/00248/FUL Proposed ground floor retail unit with separate living accommodation above (Approved 15/06/2010).	Site of porta cabin/resource centre.
10/00347/FUL	0-5	24 TO 26 COTTON STREET EAST ASHTON	ASHTON	OL6 7BY	ST PETER'S	1	122	0.0082	EXP	10/00347/FUL Conversion of ground floor from commercial to 1flat (14/06/2010). 06/00448/FUL Conversion of 1st floor to 1flat and upgrade ground floor to food preparation facility (10/05/2006). 05/01099/FUL Change of use of restaurant to 2 offices.	Terraced properties with ground floor in commercial use, attached to 19th century public house

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
10/00688/FUL	0-5	LAND ADJACENT TO 28 WOODBANK TERRACE MILTON VIEW MOSSLEY	MOSSLEY	OL5 OSP	MOSSLEY	1	31	0.032	EXP	10/00688/FUL construction of 1no. Two bed dwelling (Approved 28/09/2010).	Vacant site adjacent to Milton View and railway line.
10/00725/FUL	0-5	VACANT LAND AT PROSPECT ROAD SANDY LANE DUKINFIELD	DUKINFIELD		DUKINFIELD	21	24	0.864	UC	13/01039/CPUD Certificate of lawfulness to confirm commencement of 10/00725/FUL (02/07/2014). 10/00725/FUL Extend time limit for 06/01883/FUL (16/11/2010). 06/01883/FUL 21no. Dwellings (Appeal Upheld 25/09/2007).	Green site with trees.
10/01004/FUL	0-5	ALBERT WORKS CRESCENT ROAD DUKINFIELD	DUKINFIELD	SK14 2EX	DUKINFIELD	1	94	0.0106	FPP	10/01004/FUL Change of use from office to 1no. 2-bed flat (approved 10/02/2011). 10/01005/LBC Listed Building Consent for change of use from office to 1no. 2-bed flat (Approved 10/02/2011)	Late 19th century office building associated with the Grade II Crescent Road Mills.
10/01037/FUL	0-5	LAND ADJACENT 1 REGENT FOLD OFF REGENT DRIVE MOSSLEY	MOSSLEY	OL5 9NR	MOSSLEY	1	9	0.1145	EXP	10/01037/FUL Erection of 1no. 4-bed detached house (Approved 26/01/2011). 05/00125/FUL Erection of proposed detached dwelling (Approved 14/03/2005)	Vacant site located at the southern end of Regent Drive
11/00087/FUL	0-5	DEWSNAP FARM 8 DEWSNAP LANE	HYDE	SK14 6LR	LONGDENDALE	1	11	0.0908	UC	11/00087/FUL Conversion of barn to create 1no. Dwelling (Approved 31/03/2011)	Barn located within the greenbelt.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
11/00155/OUT	0-5	HYDE HOSPITAL GRANGE ROAD SOUTH	HYDE	SK14 5NY	HYDE GODLEY	33	29	1.1191	UC	14/00003/PLCOND Discharge all Conditions ref. 13/00562/FUL (Pending 01/04/2014). 13/00562/FUL 33no. dwellings (App 28/11/2013). 11/00155/OUT Redevelopment of Hyde Hospital for up to 31no. Dwellings (App 19/10/2011).	Site of former Hyde Hospital, now demolished.
11/00213/OUT	0-5	LAND TO SOUTH WEST OF WARDLE BROOK AVENUE AND UNDERWOOD ROAD (Phase 2: REGEN SITE 8)	HYDE		HYDE GODLEY	13	23	0.5616	UC	14/00595/MATCH (15/07/14) 14/00442/MATCH (Ref 09/06/14) 14/00435/FUL (01/07/14) 14/00434/FUL (01/07/14) 14/00018/PLCOND (Ref 07/05/14) 13/00820/FUL (02/01/14) 11/00213/OUT (17/06/11) 08/00071/REM (04/04/08) 06/00149/OUT (17/03/06).	Former housing site.
11/00281/FUL	0-5	LIMEHURST WORKS OAKEN STREET	ASHTON	OL7 9PB	ASHTON WATERLOO	1	16	0.063	UC	13/00191/MATCH Non-material amendment to 11/00281/FUL (Approved 20/03/2013). 11/00281/FUL Change of use of existing Limehurst Works into a single residential dwelling (Approved 25/05/2011).	Early 20th century works building of brick construction to west of Oldham Road.
11/00301/OUT	0-5	49A DENTON ROAD	AUDENSHAW	M34 5BL	AUDENSHAW	2	32	0.0617	OPP	11/00301/OUT Development of 3no. 3-bed houses and alteration to existing property at No.49 Denton Road, details of appearance and landscaping reserved (Approved 23/11/2011).	Car repair garage and end of terrace residential property.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
11/00329/FUL	0-5	BAND CLUB 2 EVANS STREET ASHTON	ASHTON	OL6 9QD	ASHTON ST MICHAEL'S	13	60	0.2171	FPP	13/00333/FUL Ext time 10/00442/FUL (05/08/2013) 11/00329/FUL Erect additional unit - row of 3, amend 10/00442/FUL 9 units & convert 1st floor (11/09/2011) 10/00442/FUL Erect 9 units conv. 1st floor - 4 apartments (10/09/2010).	Former band/social club and bowling green.
11/00396/OUT	0-5	FORMER BURMA CASTROL ALMA WORKS SITE FURNACE STREET STREET HYDE	HYDE	SK14 4NX	HYDE NEWTON	96	29	3.3274	UC	13/00069/PLCOND (Pending 30/07/14). 13/00912/FUL (Ref 24/12/13). 13/00628/FUL Subs of house types of 13/00070/REM & 2no. additional dwellings (16/09/13). 13/00070/REM (18/04/2013). 11/00396/OUT Redevelop site for 100 dwellings (01/02/2012).	Site previously used by BP Castrol for processing and storage of oil and associated fuels. All buildings and plant have now been demolished.
11/00425/FUL	0-5	1 TURNER STREET DENTON	DENTON	M34 3EG	DENTON NORTH EAST	1	169	0.0059	UC	11/00425/FUL Change of use at first floor to 1no. Self-contained flat and ground floor to Class A1 retail/Class B1 office (Approved 13/07/2011).	Vacant end of terrace commercial property.
11/00443/FUL	0-5	JUNCTION GARAGE MOSSLEY ROAD ASHTON	ASHTON	OL6 9BQ	MOSSLEY	9	33	0.273	FPP	11/00443/FUL construction of 9no. Dwellings, including detached, semi-detached and terraced, including demolition of garage and filling station (approved 25/08/2011).	Site of former petrol filling station, kiosk, office and workshop located in the greenbelt.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
11/00444/FUL	0-5	5-7 OLD STREET	ASHTON	OL6 6LA	ST PETER'S	3	60	0.0502	FPP	11/00444/FUL Conversion of upper floors into 3no. Self-contained flats (Approved 12/03/2012).	Three storey mid terrace property with ground floor office accommodation located within Ashton Town Centre/Conservation Area.
11/00486/FUL	0-5	HALFWAY HOUSE 123 WHITEACRE ROAD ASHTON	ASHTON	OL6 9PS	ASHTON ST MICHAEL'S	2	34	0.0587	UC	11/00486/FUL Creation of 2no. Flats - as part of scheme to change use to shop with 3no. Flats (Approved 25/07/2011)	19th century public house
11/00522/FUL	0-5	32 CHAPEL STREET HYDE	HYDE	SK14 1JB	HYDE WERNETH	1	111	0.009	FPP	11/00522/FUL Proposed change of use from commercial offices to residential dwelling and single storey rear extension (Approved 23/09/2011)	End terrace property in office use.
11/00545/FUL	0-5	LAND ADJACENT TO 5 FOXWOOD DRIVE OFF CARHILL ROAD MOSSLEY	MOSSLEY	OL5 0SU	MOSSLEY	1	7	0.149	FPP	13/0091/PLCOND (Pen 01/04/14). 13/00652/FUL 1no. house (Approved 26/09/13). 11/00545/FUL 1 house (Approved 12/08/11) 5-bed dwelling on site of former approved dwelling from approx. 1994 (94/0350 - Plot 6) to be constructed on the existing footings.	Abandoned site of former approved dwelling located on vacant site.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
11/00627/FUL	0-5	BARN A SIDEBOTTOM FOLD FARM OFF MOTTRAM OLD ROAD	STALYBRIDGE	SK15 3QZ	STALYBRIDGE SOUTH	1	90	0.0111	UC	12/01154/MATCH in relation to 11/00191/FUL (22/01/2013). 11/00627/FUL Modification to 11/00191/FUL (06/09/2011). 11/00191/FUL Renew 07/01709/FUL (26/04/201). 07/01709/FUL Renew 02/01368/FUL Conversion of building to 1 dwelling (5/03/2008)	Existing barn (A) to east of farmhouse, located within the greenbelt
11/00668/FUL	0-5	50 ACRES LANE STALYBRIDGE	STALYBRIDGE	SK15 2JU	DUKINFIELD STALYBRIDGE	1	92	0.0109	FPP	11/00668/FUL Change of use from dentist to house (Approved 26/09/2011)	Mid terraced property, now in use as a vets, located within Stalybridge Town Centre
11/00782/FUL	0-5	251 TO 255 ASHTON ROAD DENTON	DENTON	M34 3LR	AUDENSHAW	3	72	0.0416	FPP	11/00782/FUL Proposed change of use of 3no. Terraced properties from offices back into residential use (Approved 16/11/2011)	Three residential terraced properties used as offices by adjoining works.
11/00812/FUL	0-5	CROFT HOUSE HOWARD STREET MILLBROOK STALYBRIDGE	STALYBRIDGE	SK15 3ER	STALYBRIDGE SOUTH	1	8	0.1282	UC	11/00812/FUL Division of existing house into 2no. Separate houses (Approved 12/12/2011)	19th century residential dwelling situated within the Millbrook Conservation Area

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
11/00845/FUL	0-5	THE BUNGALOW 29 AUDENSHAW HALL GROVE AUDENSHAW	AUDENSHAW	M34 5GD	AUDENSHAW	1	24	0.0422	FPP	11/00845/FUL Detached 2-bed bungalow (Approved 24/01/2012)	Side garden to bungalow
11/00889/OUT	0-5	62 ASHWORTH LANE MOTTRAM	HYDE	SK14 6NZ	LONGDENDALE	1	17	0.0576	OPP	11/00889/OUT Erection of 1no. House in rear garden (Approved 07/12/2011)	Rear garden.
11/00898/OUT	0-5	252 ASTLEY STREET DUKINFIELD	DUKINFIELD	SK16 4QW	DUKINFIELD	3	31	0.0957	OPP	11/00898/OUT Demolition of existing house and erection of 2no. Pairs of semi-detached houses (Approved 13/01/2012)	Existing detached house with garden, with Peak Forest Canal to rear of property.
11/01023/OUT	0-5	1 BOUNDARY COTTAGES	STALYBRIDGE	SK15 3QA	STALYBRIDGE NORTH	1	20	0.0496	OPP	11/01023/OUT Resubmission of 11/00698/OUT (Approved 16/09/2013). 11/00698/OUT Construction of 1no. detached house (Withdrawn 06/10/2011). 10/00179/OUT Residential development for 2no. 2-storey houses (Refused 12/04/2010).	Vacant grassed site located to block of cottages.
11/01081/FUL	0-5	89 STOCKPORT ROAD GEE CROSS HYDE	HYDE		HYDE WERNETH	1	222	0.0045	FPP	11/01081/FUL Conversion of existing workshop into a 2-bed dwelling (Approved 15/02/2012).	Workshop to rear 85 Stockport Road

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
12/00012/FUL	0-5	CANTERBURY ARMS 39 CANTERBURY STREET ASHTON	ASHTON	OL6 6HX	ST PETER'S	2	23	0.0869	UC	13/00531/FUL Amend Condition 3 ref 12/00012/FUL (13/08/2013). 12/00012/FUL 2no. Flats at first floor, including 2-storey rear extension, external staircase, changes to frontage & new access to rear (as part of scheme to convert PH to shop & flats (22/03/2012)	Public house, located in residential area.
12/00073/FUL	0-5	FORMER COACH HOUSE GREENWAYS OFF CHAPEL STREET HYDE	HYDE	SK14 1DL	HYDE WERNETH	3	21	0.1452	FPP	12/00073/FUL Demolition of existing coach house and erection of 3no. detached dwelling houses (Approved 18/06/2012)	Vacant coach house and land formally attached to Charlotte House
12/00210/FUL	0-5	LAND AT UNITERIAN CHURCH RICHMOND CLOSE STALYBRIDGE	STALYBRIDGE	SK15 2HU	DUKINFIELD STALYBRIDGE	1	39	0.0254	FPP	12/00210/FUL Renew 08/01390/FUL (15/05/2012). 11/00030/PLCOND Dis Cons 2, 4 & 7 of 10/01089/FUL (11/05/2001). 10/01089/FUL 1 House (03/03/2011). 08/01390/FUL Resubmission of 08/00710/FUL for 3no. houses (06/03/2009). 06/01766/OUT 2 houses (25/01/2007)	Vacant land to the west of Unitarian Church
12/00227/FUL	0-5	LAND ADJACENT TO 147 STOCKPORT ROAD HYDE	HYDE	SK14 5RA	HYDE WERNETH	1	38	0.026	FPP	12/00227/FUL Erection of 1no. detached dwelling house (Approved 11/12/2012)	Vacant site adjacent to No.147 Stockport Road/Treacle Brow

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
12/00234/FUL	0-5	LAND AND BUILDINGS ADJACENT TO THE REAR OF MELYN COURT WAKEFIELD ROAD	STALYBRIDGE		STALYBRIDGE NORTH	1	3	0.3054	FPP	13/00563/MATCH Minor variation to windows, doors and reduction in roof slope (App 30/07/2014). 12/00987/MATCH Non Increase size of cellar & thinness of walls (Approved 13/11/2012). 12/00234/FUL CU from redundant barn to 1 dwelling (Approved 03/05/2012)	Land and buildings located within the greenbelt.
12/00245/FUL	0-5	FORMER SMITHY BETWEEN 4 AND 6 MOTTRAM MOOR MOTTRAM	HYDE		LONGENDALE	1	93	0.0108	FPP	12/00245/FUL - Installation of 2no. Mezzanine floors to create 1no. 1-bed flat above existing ground floor workshop and associated works (Approved 01/06/2012)	Former 19th century Smithy located within terraced block in Mottram - in - Longendale Conservation Area.
12/00265/FUL	0-5	437A KINGS ROAD ASHTON	ASHTON	OL6 9AT	ASHTON HURST	1	17	0.0582	UC	12/00265/FUL Revised roof scheme relating to App No. 11/00461/FUL (Approved 09/05/2012). 11/00461/FUL Erection of single dwelling (Approved 25/07/2011)	Rear gardens backing onto Kings Road.
12/00267/FUL	0-5	15 CHURCHFIELDS AUDENSHAW	AUDENSHAW	M34 5HZ	ST PETER'S	1	43	0.0234	FPP	12/00276/FUL Proposed 3 bed detached house with parking (Approved 04/07/2012)	Side garden

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12/00278/FUL	0-5	MILLBROOK METHODIST CHURCH FITZROY STREET MILLBROOK STALYBRIDGE	STALYBRIDGE	SK15 3EU	STALYBRIDGE SOUTH	7	140	0.0501	UC	12/00278/FUL Conversion and extension of former Church to form 7no. Residential units (Approved 09/10/2012). 09/00670/CON Seek CAC to demolish Methodist Church (Refused 29/09/2009)	Vacant 19th century Methodist church located in Millbrook Conservation Area.
12/00291/FUL	0-5	OPEN LAND WITH GARAGES GROVENOR STREET REAR OF HOLLDAND STREET EAST	DENTON		DENTON NORTH EAST	2	32	0.062	UC	13/00105/PLCOND Discharge Conditions in relation to 13/00826/FUL (21/11/2013). 13/00826/FUL 3no. detached bungalows (05/11/2013). 12/00291/FUL Demolition of existing garages & erection of 3no. Detached bungalows (15/05/2012)	Garage site on the junction of Holland Street East and Grosvenor Street located close to M67.
12/00299/FUL	0-5	BARN AT LITTLE HAIGH FARM QUICKEDGE ROAD MOSSLEY	MOSSLEY	OL5 0PT	MOSSLEY	1	58	0.0172	FPP	12/00299/FUL Proposed conversion of barn - attached to existing dwelling - to create 1no. 4-bed house and associated works (Approved 28/05/2012)	Barn attached to farmhouse, located within the greenbelt.
12/00342/FUL	0-5	HALLBOTTOM GATE INN TALBOT ROAD NEWTON HYDE	HYDE	SK14 4HT	HYDE NEWTON	4	45	0.0888	FPP	12/00342/FUL 5no. houses (02/07/2012) 10/00093/PLCOND Discharge Conditions 2, 3, 4, 5, 6, 7, 10 & 14 of 10/00554/FUL (Pen). 10/00554/FUL Demolition of PH & erect 4 houses & garages (20/08/2010). 10/00411/NDM Demolish PH & residential accommodation (14/06/2010)	Site of public house - now demolished

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12/00349/FUL	0-5	VACANT LAND AT THE JUNCTION OF HATTERSLEY ROAD EAST WITH HELSTON WALK	HYDE		LONGDENDALE	8	27	0.2998	UC	13/00104/PLCOND Discharge Conditions 1, 2, 6, 8, 9, 10, 14 & 16 of 13/00368/FUL (29/01/2014). 13/00368/FUL 8no. bungalows (05/08/2013). 12/00349/FUL 8no. Bungalows (19/07/2012)	Open grassed amenity space.
12/00350/FUL	0-5	406 THORNLEY LANE DENTON	DENTON	M34 2FG	DENTON WEST	1	27	0.0376	FPP	12/00350/FUL Demolish part of existing bungalow and construction of new attached garage together with erection of new dwelling house (Approved 22/05/2012)	Existing dormer bungalow and side garden with railway line to rear.
12/00356/FUL	0-5	37 STAMFORD STREET MOSSLEY	MOSSLEY	OL5 0LN	MOSSLEY	1	143	0.007	FPP	12/00356/FUL Change of use from cellar to 1no. Self-contained flat (Approved 06/06/2012)	Cellar of number 37 Stamford Street.
12/00366/OUT	0-5	THE SOUTH EAST SIDE OF CARRHILL ROAD MOSSLEY	MOSSLEY	OL5 0BL	MOSSLEY	2	18	0.1085	UC	13/00059/PLCOND Discharge Conditions 1, 2, 4 & 8 of 13/00227/FUL (12/09/2013). 13/00227/FUL 2no. 4-bed dwellings (15/05/2013). 12/00366/OUT Re-sub of 11/00586/OUT (19/07/2012). 11/00586/OUT 2no. houses (Withdrawn 18/11/2011).	Garden with garage.

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12/00383/FUL	0-5	LAND CORNER OF HIGH STREET/ARGYLE STREET DROYLSDEN	DROYLSDEN		DROYLSDEN EAST	1	71	0.0141	UC	12/00383/FUL Erection of 1no. Detached house (Approved 15/06/2012).	Vacant site located on junction of High Street/Argyle Street.
12/00415/FUL	0-5	BUILDING C SIDEBOTTOM FOLD FARM OFF MOTTRAM OLD ROAD STALYBRIDGE	STALYBRIDGE	SK15 3QZ	STALYBRIDGE SOUTH	1	27	0.0372	UC	Building C 12/00415/FUL Conversion of existing dilapidated building to create 1no. Dwelling (Approved 27/06/2012)	Existing vacant building to north of Sidebottom Fold Farmhouse, located within the greenbelt.
12/00418/FUL	0-5	64 LADYSMITH ROAD ASHTON	ASHTON	OL6 9BZ	ASHTON HURST	1	48	0.0207	UC	13/01028/FUL 1no. new house in garden - amendments to 12/00418/FUL (09/05/2014). 12/00418/FUL Erection of new house in garden (30/01/2013)	Side garden
12/00434/FUL	0-5	THE BRUNSWICK 95 PARK ROAD DUKINFIELD	DUKINFIELD	SK16 5LX	DUKINFIELD	4	131	0.0306	UC	12/00434/FUL conversion of former pub into 5no. Apartment's single storey and first floor rear extensions and a rear dormer (approved 29/06/2012).	Former public house
12/00486/FUL	0-5	RICHMOND HOUSE 687 MANCHESTER ROAD DENTON	DENTON	M34 2NG	DENTON WEST	1	38	0.0264	FPP	12/00486/FUL Change of use from an office to dwelling house (Approved 18/06/2012)	Semi-detached dwelling house in use as an office.

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12/00499/FUL	0-5	THE SNIPE INN BIRCH LANE DUKINFIELD	DUKINFIELD	SK16 5AP	DUKINFIELD	1	42	0.024	FPP	12/00499/FUL Erection of detached bungalow accessed off previously approved development site (Approved 17/07/2012) 11/00818/FUL Proposed erection of 18no. Dwellings consisting of 11no. 2-bed and 7no. 3-bed dwellings (Approved 21/12/2011).	Remaining site to form part of larger residential development on site of former public house.
12/00550/FUL	0-5	536 HUDDERSFIELD ROAD STALYBRIDGE	STALYBRIDGE	SK15 3NP	STALYBRIDGE NORTH	1	13	0.0746	FPP	12/00550/FUL Proposed detached house in side garden - resubmission of 12/00131/FUL (Approved 18/09/2012). 12/00131/FUL Proposed detached house in garden (Withdrawn 03/04/2012).	Side garden.
12/00565/FUL	0-5	47 MARKET STREET HYDE	HYDE	SK14 2AB	HYDE GODLEY	2	150	0.0133	UC	12/00565/FUL Conversion of second floor and loft from office to 2no. 1-bed flats (Approved 25/09/2012)	Three-storey mid terraced property, partially in office use located within Hyde Town Centre
12/00566/FUL	0-5	HYDE SPORTS 31 CLARENDON ROAD HYDE	HYDE	SK14 2AB	HYDE GODLEY	4	192	0.0208	UC	12/00566/FUL Conversion of first and second floors into 4no. 2-bed flats including external alterations (Approved 17/09/2012)	Two three-storey terraced properties located within Hyde Town Centre. Ground floor of both properties is in commercial use with storage on first and second floors.

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12/00683/FUL	0-5	NOOK VIEW FARM LUMB LANE DROYLSDEN	DROYLSDEN	M43 7LN	DROYLSDEN EAST	4	10	0.4124	FPP	12/00683/FUL Demolition of buildings on site and erection of 4no. Detached dwellings and associated works (Approved 19/10/2012)	Former Ministry of Defence site located within the greenbelt.
12/00688/FUL	0-5	FORMER CAR PARK AT THE NEW INN MOTTRAM ROAD HYDE	HYDE	SK14 3BT	HYDE GODLEY	4	62	0.0643	FPP	12/00688/FUL Construction of 2no. Pairs of semi-detached houses on car park of the former New Inn (Approved 23/08/2012)	Car park associated with former public house.
12/00701/FUL	0-5	174 MOTTRAM OLD ROAD STALYBRIDGE	STALYBRIDGE	SK15 2SZ	STALYBRIDGE SOUTH	1	18	0.056	FPP	12/00701/FUL Demolition of existing detached garage and construction of 1no. Detached house and garage on land at the side of 174 Mottram Old Road (Approved 07/09/2012)	Garden site.
12/00713/FUL	0-5	GEE CROSS SOCIAL AND SPORTS CLUB 3 TO 5 KING EDWARD ROAD HYDE	HYDE	SK14 5JN	HYDE WERETH	1	37	0.0268	UC	13/00788/FUL Conversion of Plot 1 from dwelling house to hair/beauty salon (Approved 22/11/2013). 12/00713/FUL Conversion - including partial demolition, extension and alterations - of existing club into 3no. Dwelling houses (Approved 19/09/2012).	Sports and Social club situated within a residential area.

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12/00760/FUL	0-5	CLYDE HOUSE CLUDE STREET ASHTON	ASHTON	OL7 0NQ	ST PETER'S	5	63	0.0789	FPP	12/00760/FUL conversion of existing B1 offices to mixed use containing 5no. One-bed residential units and retention of rear ground floor office (Approved 18/10/2012)	Former dwelling now offices
12/00764/FUL	0-5	WHITE HART 91 MARKET STREET MOTTRAM	HYDE	SK14 6JQ	LONGDENDALE	1	26	0.039	FPP	12/00764/FUL Demolition of outbuildings and part of main building and conversion of pub into 2no. 3-bed houses (Approved 03/10/2012)	Public house located within Mottram-in-Longdendale Conservation Area
12/00775/OUT	0-5	VACANT LAND REAR 28 TO 32 THE QUADRANT CEMETERY ROAD DROYLSDEN	DROYLSEN	M43 6PY	DROYLSDEN WEST	1	20	0.0493	FPP	14/00343/FUL Proposed dormer bungalow (Pending). 12/00775/OUT Erection of 1no. Detached dormer bungalow (Approved 25/09/2012)	Vacant land to rear of 28-32 The Quadrant/8 Ashfield Square.
12/00776/FUL	0-5	110 DENTON ROAD AUDENSHAW	AUDENSHAW	M34 5BD	AUDENSHAW	1	12	0.0812	FPP	12/00776/FUL Proposed 2-bed bungalow (Approved 25/10/2012)	Side garden, located adjacent to St. Hilda's Church

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12/00989/FUL	0-5	222 STAMFORD STREET CENTRAL ASHTON	ASHTON	OL6 7LP	ST PETER'S	3	278	0.0108	UC	12/00989/FUL Change of use of the 3-storeys at rear of building, currently disused, to form 3no. Flats (approved 11/01/2013).	Early 20 century former bank, now partly in commercial use located within Ashton Town Centre/Conservation Area
12/01013/FUL	0-5	BUILDING D SIDEBOTTOM FOLD FARM OFF MOTTRAM OLD ROAD STALYBRIDGE	STALYBRIDGE	SK15 3QZ	STALYBRIDGE SOUTH	1	25	0.0408	FPP	12/01013 Conversion of existing building to create 1no. Dwelling - Building D (Approved 29/01/2013)	Existing vacant building to west of farmhouse, located within the greenbelt.
12/01025/FUL	0-5	LAND AND BUILDINGS BOUNDED BY HART COURT/SMITH STREET/LEES ROAD	MOSSLEY		MOSSLEY	42	32	1.3021	UC	14/00006/PLCOND Discharge Conditions 4, 8, 9, 13 & 14 of 12/01025/FUL (Pending). 13/00928/MATCH Amends to 12/01025/FUL (Approved 19/11/13). 13/00849/MATCH Amends to 12/01025/FUL (Approved 31/10/13). 12/01024/FUL Erection of 43no. houses (Approved 30/10/13).	Former mill site.
12/01052/FUL	0-5	44 GROSVENOR STRET STALYBRIDGE	STALYBRIDGE	SK15 1RR	DUKINFIELD STALYBRIDGE	5	115	0.0436	FPP	12/01052/FUL Conversion of existing shop to 3no. Units and conversion of first floor to 5no. Flats with new rear access (Approved 27/02/2013)	Large, single commercial unit located within Stalybridge Town Centre.

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12/01113/FUL	0-5	BANK CHAMBERS OLD BROW	MOSSLEY	OL5 0AX	MOSSLEY	3	77	0.0388	FPP	12/01113/FUL Conversion of offices into 3no. Apartments - Bank to remain as existing (Approved 17/05/2013).	Three storey building with bank on ground floor with vacant offices above
12/01119/FUL	0-5	THE STAMFORD ARMS STAMFORD STREET STALYBRIDGE	STALYBRIDGE	SK15 1JP	STALYBRIDGE NORTH	4	110	0.0365	UC	12/01119/FUL conversion of former pub into 5no. Apartments (Approved 14/02/2013)	19th century vacant public house located within Stalybridge Town Centre and Stalybridge Town Centre Conservation Area.
12/01141/FUL	0-5	PERFECT FIT 168 STAMFORD STREET CENTRAL ASHTON	ASHTON	OL6 6AB	ST PETER'S	1	80	0.0125	FPP	12/01141/FUL 1no. 1-bedroom flat at ground floor behind shop (Approved 27/03/2013). 12/00112/FUL Creation of additional flat at first floor and new flat at ground floor by means of 2-storey rear extension (Refused 10/05/2012).	Mid-19th century terraced property located within Ashton Town Centre/Conservation Area.
13/00045/FUL	0-5	TONTINE HOTEL PENNY MEADOW ASHTON	ASHTON	OL6 6EL	ST PETER'S	3	190	0.0158	FPP	13/00045/FUL To create 4no. Flats on upper floors, 1st floor extension to rear to create staircase to flats, external (clad) flue as part of scheme to create mix of uses including restaurant on ground floor (Approved 11/03/2013).	Early 19th century public house, now vacant, located within Ashton Town Centre

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
13/00082/FUL	0-5	TMBC CAR PARK MOSS STREET EAST	ASHTON		ST PETER'S	21	120	0.1756	UC	14/00002/PLCOND Approval of Conditions 2, 6, 7, 9, 11 & 13 of 13/00082/FUL (Pending 01/04/2014). 13/00082/FUL 10no. Houses & 11no. Apartments (Approved 11/06/2013).	TMBC Car Park
13/00106/FUL	0-5	146 OLD ROAD	ASHTON	OL6 9DA	ASHTON HURST	1	44	0.0228	FPP	13/00106/FUL Demolition of existing single garage and construction of new detached dwelling (Approved 15/04/2013).	Garage site within garden of 146 Old Road.
13/00213/FUL	0-5	LAND BEHIND 1 KYNDER STREET	DENTON		DENTON NORTH EAST	9	67	0.1353	UC	13/00088/PLCOND Discharge of pre-commencement Conditions ref 13/00213/FUL (Pending). 13/00213/FUL Construction of 3no. Houses and 6no. Apartments (Approved 11/06/2013).	Car park site.
13/00218/FUL	0-5	LAND ADJACENT STAMFORD ROAD/HANOVER STREET	MOSSLEY		MOSSLEY	2	110	0.0181	UC	14/00118/FUL Alteration to courtyard elevation only for 2no. dwellings approved ref: 13/00218/FUL (App 24/03/2014). 13/00218/FUL 2no. dwelling houses (Appeal Upheld 29/10/2013). 12/00692/FUL 2no. dwellings (Case Dismissed 22/01/2013).	Site located between apartment blocks
13/00222/FUL	0-5	SPORTSMAN INN 122 MOTTRAM ROAD	STALYBRIDGE	SK15 2QU	DUKINFIELD STALYBRIDGE	2	90	0.0222	UC	13/00053/PLCOND Discharge of planning conditions 4 & 7 relating to planning permission 13/00222/FUL (Approved 16/10/2013). 13/00222/FUL Proposed conversion of public house to form 1no. 2-bed terraced house & 3no. Apartment (Approved 18/06/2013).	Former public house.

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13/00253/LBC	0-5	ST STEPHEN'S CHURCH BENNETT STREET	HYDE	SK14 4PP	HYDE NEWTON	12	78	0.153	LBC	13/00253/LBC Alteration and conversion of St Stephen's Church into 12no. residential apartments (Approved 06/03/2014).	Grade II listed St Stephen's Church
13/00271/FUL	0-5	TARMAC AND GRASS PLAYING AREA ADJACENT 18 OAK TREE DRIVE	DUKINFIELD		DUKINFIELD STALYBRIDGE	12	62	0.1942	UC	13/00271/FUL Construction of 12no 1-bed apartments and related site works (Approved 05/08/2013).	Area of hard standing and grass located within a residential area.
13/00296/OUT	0-5	ASHTON FOODS LTD MACKESON ROAD	ASHTON	OL6 8HZ	ASHTON ST MICHAEL'S	92	41	2.2543	OPP	13/00296/OUT Residential development - Outline (Approved 05/02/2014).	Vacant factory site.
13/00349/FUL	0-5	LAND ADJACENT TO CANTERBURY ARMS CANTERBURY STREET	ASHTON	OL6 6HX	ST PETERS	2	131	0.0153	UC	14/00001/PLCOND Approval of Conditions 2, 6 & 10 ref: 13/00349/FUL (Pending). 13/00349/FUL 2no. self-contained flats over 2no. shop units (Approved 08/01/2014). 13/00100/FUL 2no. flats over 2no. shop units including 1no. takeaway (Refused 24/04/2013)	Informal parking area adjacent to Canterbury Arms
13/00350/FUL	0-5	24 HOLLAND ROAD	HYDE	SK14 4HG	HYDE NEWTON	8	27	0.2947	UC	13/00096/PLCOND Discharge Conditions 2, 3, 6, 10, 11, 12, 13 & 14 of 13/00350/FUL (Pending). 13/00350/FUL Demolition of existing house, creation of 9no. dwelling houses (Approved 05/08/2013).	Site contains 1no. Pair of semi-detached houses and enclosed parcel of green space.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
13/00390/OUT	0-5	HARTSHEAD GREEN BOARDING KENNELS LILY LANES	ASHTON	OL6 9AE	ASHTON HURST	3	14	0.2099	OPP	13/00390/OUT Residential development comprising 3no. Detached dwellings (Approved 02/07/2013).	Site located to rear of Hartshead Green Farm incorporating kennels buildings.
13/00424/FUL	0-5	222 STAMFORD STREET CENTRAL	ASHTON	OL6 7LP	ST PETERS	1	263	0.0038	FPP	13/00424/FUL Change of use of part of ground floor from shop to 1no. 1-bed flat (Approved 22/07/2013). 13/00223/FUL Change of use of part of ground floor from shop to 2no. 1-bed flats (Withdrawn 07/05/2013).	Early 20th century former bank building located within Ashton Town Centre Conservation Area.
13/00441/OUT	0-5	LAND TO SOUTH ST. STEPHEN'S CHURCH BENNETT STREET	HYDE	SK14 4PP	HYDE NEWTON	14	36	0.3846	PEN	13/00441/OUT Outline application for 14no. dwellings (Pending).	Land located to the side and rear of Grade II listed St Stephen's Church.
13/00448/FUL	0-5	LAND ADJACENT M60 MOTORWAY OFF AUDENSHAW ROAD	AUDENSHAW		AUDENSHAW	250	35	7.0455	UC	13/00093/PLCOND Discharge Conditions 1-18 of 13/00448/FUL (Pending 01/04/2014). 14/00124/MATCH (Approved 14/02/2014). 13/00448/FUL 250 dwellings (09/08/2013). 13/00321/ENV (Pending 10/05/2013). 07/01100/OUT Mixed use development (Approved 12/11/2007).	Vacant scrubland roughly triangular in shape adjacent to M60 Motorway.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
13/00599/FUL	0-5	222 STAMFORD STREET CENTRAL	ASHTON	OL6 7LP	ST PETERS	3	162	0.0185	FPP	13/00599/FUL Change of use of first floor from shop to 2no. 1-bed & 1no. 2-bed flats (Approved 16/09/2013).	Early 20th century former bank located within Ashton Town Centre Conservation Area.
13/00730/P3N	0-5	26 WOODEND LANE	HYDE	SK14 1DT		1	13	0.0758	FPP	13/00730/P3N Change of use from office to single dwelling house under Schedule 2, Part 3, Class J of the Town & Country Planning General Permitted Development Order (No Permission Required).	Former house now in office use.
13/00764/FUL	0-5	359 WAKEFIELD ROAD	STALYBRIDGE	SK15 3BL	STALYBRIDGE NORTH	1	29	0.0345	UC	13/00764/FUL Conversion of building from bar - A4 - to 1no. Residential property - C3 and change of use of land at side of property into a private garden (Approved 19/12/2013).	Former club building
13/00798/FUL	0-5	223 HIGH STREET	STALYBRIDGE	SK15 1TN	DUKINFIELD STALYBRIDGE	1	30	0.0332	FPP	13/00798/FUL Construction of new 2-storey end terrace house (Approved 23/12/2013).	Side garden at 223 High Street.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
13/00820/FUL	0-5	LAND BOUNDED BY WARDLEBROOK AVENUE AND UNDERWOOD ROAD (HATTERSLEY REGEN SITES 3 & 5)	HYDE		HYDE GODLEY	51	38	1.3462	UC	13/00820/FUL 70no. houses on Regeneration Sites 3 & 5, 4 & 8 - Regeneration Sites 3 & 5 has 51 houses (Approved 02/01/2014). 11/00210/OUT Renew 06/00152/OUT (Approved 17/06/2011). 08/00068/REM 70 houses (Approved 31/03/2008). 06/00152/OUT Residential development (Approved 17/03/2006).	Former housing site known as Hattersley Regeneration Sites 3 & 5.
13/00835/FUL	0-5	WHITEHALL HOUSE LUZLEY ROAD	ASHTON	OL6 9AJ	MOSSLEY	1	3	0.3627	UC	13/00835/FUL Two-storey side extension & conversion into 2no. Separate dwellings (Approved 31/01/2014).	Site of existing dwelling and side garden located within the Green Belt.
13/00850/FUL	0-5	OVERDALE STOCKPORT ROAD	HYDE	SK14 5ET	HYDE WERNETH	1	10	0.0967	UC	13/00850/FUL alterations and extension of existing annex to form a 1no. 2-bed apartment (Approved 23/01/2014)	Large early 20th century property split into apartments
13/00883/P3N	0-5	LYMEFIELD FARM LYMEFIELD, BROADBOTTOM	HYDE	SK14 6AG	LONGDENDALE	1	185	0.0054	FPP	13/00883/P3N Change of use from office to single dwelling house under Schedule 2, Part 3, Class J of Town & Country General Permitted Development Order (No Permission Required).	Office building located at Lymefield Farm.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
13/00888/FUL	0-5	185 UNION STREET	ASHTON	OL6 8LN	ST PETER'S	1	208	0.0048	UC	13/00888/FUL Infill terraced house (Approved 16/12/2013).	Concrete parking area between Nos.181 & 185 Union Street
13/00902/FUL	0-5	LAND AT APETHORN LANE/GERRARDS HOLLOW	HYDE		HYDE WERNETH	1	75	0.0134	FPP	13/00902/FUL Proposed new build detached dwelling (Approved 24/01/2014).	Steeply sloping overgrown parcel of land.
13/00933/FUL	0-5	BARN AT WINDY HARBOUR FARM ARLIES LANE	STALYBRIDGE	SK15 3PT	STALYBRIDGE NORTH	1	26	0.0382	FPP	13/00933/FUL Proposed conversion of stables into 1no. dwelling house (Approved 03/02/2014). 13/01031/LBC Listed Building Consent for proposed conversion of stables into 1no. dwelling house (Approved 03/02/2014).	Grade II listed farmhouse and shippon.
13/00982/REM	0-5	VALLEY FARM OLDHAM ROAD	ASHTON	OL7 9RS	ASHTON WATERLOO	1	7	0.1388	UC	13/00982/REM Details of scale, appearance& landscaping ref: 13/00334/OUT (Approved 10/02/2014). 13/00334/OUT New farmhouse and stable block on farm land (Approved 24/07/2013)	Site of Valley Farm located in the Green Belt to the south of Manchester and Ashton Canal.
13/01021/P3N	0-5	13-17 HYDE ROAD	DENTON	M34 3AF	DENTON NORTH EAST	5	125	0.04	UC	13/01021/P3N Change of use from B1 to C3 residential (No permission required).	Existing offices located within terraced block within Denton town centre boundary.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
13/01037/FUL	0-5	51-55 STOCKPORT ROAD	DENTON	M34 6DB	DENTON NORTH EAST	9	94	0.0962	FPP	13/01037/FUL Change of use of building from commercial use to 9no. 1-bed apartments (Approved 27/02/2014).	Vacant early 19th century house last in use as offices.
14/00024/FUL	0-5	20 MARKET STREET	ASHTON	OL6 6BX	ST PETERS	1	69	0.0144	FPP	14/00024/FUL Change of use from estate agent to mixed use offices and residential (Approved 07/03/2014).	19th century corner terraced building located within Ashton Town Centre.
14/00068/FUL	0-5	ADVOCATES HOUSE MARKET STREET	DENTON		DENTON NORTH EAST	5	117	0.0428	FPP	14/00068/FUL Proposed conversion to 1no. terraced house, 2no. 1-bed and 2no. 2-bed self-contained flats (Approved 24/03/2014).	Early 20th century former office building
14/00082/FUL	0-5	LAND AND BUILDINGS TO THE REAR OF 91 MARKET STREET, MOTTRAM	HYDE		LONGDENDALE	1	8	0.1297	FPP	14/00082/FUL Erection of 1no. Detached house (Pending). 12/00877/FUL Erection of 3no. 3-bed terraced houses & associated works (Approved 24/06/2013). 12/00878/CON Demolition of buildings & hard standings (Approved 17/12/2012).	Site of former farm buildings, located within the Mottram in Longendale Conservation Area.
14/00098/FUL	0-5	OAKGLADE HOUSE 2 BOOTH STREET	ASHTON	OL6 7PJ	ST PETER'S	51	394	0.1293	UC	14/00098/FUL Change of use from offices to residential 51no. Apartments, including extension on roof - Retrospective (Approved 27/03/2014).	Vacant 1960's office block located in Ashton Town Centre.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AH14	0-5	SHOPPING PARADE 1-23 HAZELHURST ROAD	ASHTON	OL6 9BD	ASHTON HURST	4	23	0.1744	FPP	13/00749/FUL Change of use of units 1, 7, 13 & 19 Hazel Hurst Road from shop, Home Start and storage into 4no. 1-bed flats (Approved 11/11/2013)	Run down retail units and rear yard/ storage area.
AH23	0-5	FORMER HARTSHEAD HIGH SCHOOL, GREENHURST ROAD	ASHTON	OL6 9DX	ASHTON HURST	185	30	6.148	SHLAA	No previous applications relating to residential development on this site	School buildings and surrounding playing fields/ hard standings. Partly bounded by residential accommodation. Eastern section within Green Belt.
AS043	0-5	GARDEN LAND AT REAR OF 376 KINGS ROAD	ASHTON	OL6 9EW	ASHTON HURST	1	11	0.0924	FPP	13/00795/FUL 1no. dormer bungalow (Approved 15/11/2013). 13/00564/FUL 1no. detached dormer bungalow (Withdrawn 20/09/13). 10/00753/OUT Extend time limit for 07/01129/OUT (Approved 14/10/2010). 07/01129/OUT 1 bungalow (Approved 16/10/2007)	Rear garden/ lock up garages
AS045	0-5	LANCASTER HOUSE 19 RICHMOND STREET	ASHTON	OL6 7TX	ST PETER'S	1	16	0.0609	UC	13/01001/FUL Change of use from existing hotel - C1 - to 1no. proposed dwelling (Approved 29/01/2014)	Former dwelling converted to house in multiple occupations.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AS045A	0-5	LANCASTER HOUSE 17 RICHMON STREET	ASHTON	OL6 7TX	ST PETER'S	1	16	0.0612	PEN	14/00136/FUL Change of use from existing hotel - C1 - to 1no. proposed dwelling - C3 -, including raising the height of the roof of an existing single storey outrigger (Pending)	Former dwelling converted to a house in multiple occupation
AS080A	0-5	320 MOSSLEY ROAD	ASHTON	OL6 6LW	ST PETER'S	1	88	0.0113	UC	08/01064/FUL Change of use plus rear extension to create 1no. House (Approved 19/01/2009)	Former workshop located within 19th century terraced block.
AS085D.2	0-5	LAND ADJACENT RAILWAY AT BOX TREE LODGE	ASHTON	OL6 6TW	ASHTON ST MICHAEL'S	2	294	0.0068	EXP	09/01041/FUL 2 flats. Subdivide of existing flat - total 3 flats (total 12 gross & 11 net (Approved 09/04/2010). 08/00221/FUL 2 flats & alts to existing flat (21/05/2008) 04/01523/FUL Garages & flat (22/12/2004) 04/00416/FUL 2 garages & flat (13/05/2004)	Large house converted to flats set within large gardens & car park. Attractive sought-after location. Access from Currier Lane.
AS113A	0-5	120-122 STAMFORD STREET	ASHTON	OL6 6AD	ST PETER'S	22	520	0.0423	UC	10/00040/PLCOND of 09/00111/FUL (14/06/2010) 10/00041/PLCOND of 05/00430/FUL (09/06/2010) 10/00067/FUL CU to car park-1 year (08/03/2010) 09/00111/FUL erection of commercial building (27/05/2009). 09/00093/CON. 05/00430/FUL. 05/00429/CON	Site of vacant commercial builds and clubs.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AS188.2	0-5	LAND AT SWAN STREET REAR OF 18-28 OLD STREET	ASHTON		ST PETER'S	5	258	0.0194	EXP	10/00331/FUL Extension of time limit for 07/00223/FUL (Approved 23/06/2010) - 3-storey building with retail at ground floor and 5no. Flats above. 07/00223/FUL 3-storey building with 2no. Retail units at ground floor & 5 flats (Approved 12/04/20007).	Vacant plot to the rear of commercial premises on Old Street.
AS504	0-5	266 STAMFORD STREET	ASHTON	OL6 7LJ	ST PETER'S	3	195	0.0154	EXP	03/01440/FUL Change of use of upper floors to provide 5no. Flats, including 2nd floor extension (Approved 09/12/2003)	Vacant town centre building.
AS524.2	0-5	YORK HOUSE HOTEL YORK PLACE	ASHTON	OL6 7TT	ST PETER'S	18	52	0.3431	FPP	11/00043/FUL 18 houses (Approved 01/05/2013). 11/00044/CON Total demolition & erection of 19 houses (Approved 22/07/2011). 10/00215/FUL Extension of time limit to begin development of apartments approved under 06/01881/FUL (Withdrawn 08/03/2013). 08/00998/FUL Demolish all existing buildings and erect 44no. apartments - Resubmission of 07/01164/FUL (Refused 09/10/2008). 07/01165/CON Demolish all buildings (Approved 09/10/2008). 07/01164/FUL 44no. apartments (Withdrawn 23/07/2008). 05/01223/FUL 33 apartments in existing buildings & erection of new building (Approved 21/02/2006). 05/01224/CON (Approved 21/02/2006).	Site of the York House Hotel and Richmond House, which have been recently demolished.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AS525	0-5	SITE OF FORMER CONSERVATIVE CLUB VERNON STREET	ASHTON		ASHTON HURST	24	61	0.3933	OPP	11/00228/OUT Extension of time limit for 05/00697/OUT block of 24no. Apartments (Approved 17/06/2011). 08/01369/REM Design of block of 24no. Flats (Approved 06/04/2009). 05/00697/OUT Erection of 24no. apartments (Appeal Upheld on 03/03/2006).	Site of former club building.
AS535.2	0-5	STAMFORD STREET METHODIST CHURCH STAMFORD STREET CENTRAL ASHTON	ASHTON	OL6 6XW	ST PETER'S	12	255	0.047	FPP	12/00731/FUL Conversion to 12no. apartments (Approved 20/12/2012). 12/00732/LBC Conversion to 12no. apartments (Approved 20/12/2012). 10/00106/PLCOND Discharge Conditions 1-14 of 07/00719/LBC (Withdrawn 12/10/2011). 10/00105/PLCOND Discharge Conditions 1-10 of 07/00718/FUL (Withdrawn 12/10/2011). 07/00719/LBC Conversion of disused chapel into 14no. apartments (Approved 12/12/2007). 07/00718/FUL Conversion into 14no. Apartments (Approved 12/12/2007). 06/00009/FUL Conversion into 13no. Apartments (Approved 05/06/2006). 05/01824/LBC Conversion of disused church into apartments (Approved 05/06/2006).	Grade II listed former Methodist Church located in town centre.
AS543.2	0-5	LAND WITH STABLES TO REAR OF 244 NEWMARKET ROAD	ASHTON		ASHTON WATERLOO	1	16	0.0621	EXP	09/00119/FUL detached house (Approved 03/04/2009). 08/01290/FUL detached house (Refused 18/12/2008). 05/01764/FUL detached dwelling (Approved 19/06/2006). 05/01372/FUL detached dwelling (Refused 11/11/2005). 04/01447/FUL Convert stable to 1no house (Refused 04/11/2004).	Site of stables to rear of Newmarket Road.

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AS557	0-5	220 STAMFORD STREET CENTRAL	ASHTON	OL6 6QN	ST PETER'S	2	126	0.0159	UC	12/00988/FUL 2-storey development comprising 1no. retail unit & 2no. flats (Approved 11/01/2013). 11/00074/FUL New take-away & office above (Approved 29/03/2011). 05/00975/FUL Ground floor shop unit with 2no. Flats above (Approved 09/08/2005)	Gap site located within high density town centre location.
AS584	0-5	LAND ADJACENT TO 17 BOWMAN CRESCENT	ASHTON	OL6 6PY	ASHTON ST MICHAEL'S	2	49	0.0409	FPP	11/00125/FUL Pair of semi-detached houses (Approved 17/06/2011). 07/00711/FUL Proposed detached house and garage (Approved 20/09/2007). 06/00844/OUT Residential development for erection of one house - OUTLINE (Approved 20/07/2006)	Vacant, overgrown site
AS585	0-5	FORMER GARAGE SITE ADJACENT TO 12 CHESTERFILED GROVE	ASHTON		ASHTON ST MICHAEL'S	1	20	0.0491	UC	08/00129/REM 1no. Detached house & pool building - reserved matters (Approved 31/03/2008). 06/00840/OUT Residential development for single dwelling (Approved 24/07/2006)	Garage site/garden.
AS593	0-5	21 KNOWLE AVENUE	ASHTON	OL7 9DX	ASHTON WATERLOO	3	28	0.1067	UC	09/00096/FUL 3no. Pairs of semi-detached houses (Approved 09/06/2009). 07/00271/OUT Proposed 3no. Pairs of semi-detached houses (Approved 29/08/2007)	House and garden.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AS594	0-5	WELLSTYLE FARM LUMB LANE	ASHTON	OL7 9JY	ASHTON WATERLOO	1	9	0.1159	UC	11/00085/FUL Discharge conditions 2, 4, 6, 10, 18, 19, 20 & 21 of 09/00231/FUL - Conditions 2, 6, 10, 11, 18, 20 & 21 discharged by way of this application, Conditions 4 & 19 not discharged, Condition 3 no details have yet been received (Approved 16/01/2012). 09/00231/FUL Demolish cottage/outbuildings, construct new dwelling & conversion of barn & stable into 2 Dwellings - resubmission of 08/01148/FUL (Approved 28/05/2009). 08/01148/FUL Demolition of cottage and outbuildings, construction of new dwelling & conversion of barn & stable into 2no. dwellings (Withdrawn 04/02/2009). 07/00840/FUL Change of use from barn to 2no. dwelling houses (Refused 16/08/2007). 07/00839/OUT Erection of replacement dwelling (Refused 16/08/2007).	Farm buildings located within the greenbelt.
AS601	0-5	SITE OF FORMER POINTSMANS INN PUBLIC HOUSE CLARENCE STREET STALYBRIDGE	STALYBRIDGE	SK15 1QF	ASHTON St MICHAEL'S	1	30	0.0333	EXP	09/00150/FUL Demolition of public house and change of use to car sales - temporary 3 years (Approved 28/05/2009). 09/00149/FUL demolition and rebuild of public house to include self-contained flats (Approved 17/04/2009)	Site of former public house currently used for car sales.
AS602	0-5	185-186 STAMFORD STREET CENTRAL	ASHTON	OL6 7LR	ST PERTERS	4	203	0.0197	FPP	13/00003/FUL Change of use from shop to office on ground floor & 4no. flats on upper floors (Approved 07/05/2013). 06/01705/FUL Partial demolition and reconstruction including estate agents on ground floor with office & 4no. flats (Approved 19/04/2007).	Mid terraced property with commercial use on ground floor

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AS612	0-5	LAND AT 105-107 UNION ROAD	ASHTON		ASHTON ST MICHAEL'S	3	38	0.0792	EXP	12/00328/FUL Vary Condition 1 of 08/01214/FUL (Approved 21/05/2012). 11/00014/FUL Con industrial unit to 3 bungalows (09/03/2011). 08/01214/FUL Conversion of former police billet to a bungalow - temporary for 3 years - retrospective (Approved 11/03/2009). 07/00174/OUT 1no. pair of semi-detached houses and 2no. detached bungalows (Approved 10/05/2007).	Works units.
AS619	0-5	LAND ADJACENT 169 NEWMARKET ROAD	ASHTON		ASHTON WATERLOO	5	29	0.1718	FPP	11/00452/FUL extend time limit to implement 07/00838/FUL Development of 5no. Detached houses (Approved 07/09/2011). 07/00838/FUL Erection of 5no. Detached dwellings (Approved 01/07/2008).	Garage site adjacent to listed building.
AS621	0-5	GARDEN ADJACENT TO COTTAGE	ASHTON	OL6 9DA	ASHTON HURST	1	26	0.038	UC	11/00810/FUL Erection of 1no. 4-bed detached dwelling with associated landscaping (Approved 22/11/2011). 07/00902/OUT Erection of 1no. Dwelling (Approved 03/09/2007).	Garden site.
AS626	0-5	LAND AND GARAGES REAR OF 61-67 NORTHUMBERLAND AVENUE	ASHTON		ASHTON WATERLOO	4	32	0.1238	FPP	11/00595/FUL Extend time limit to implement 08/00722/FUL (Approved 21/09/2011). 08/00722/FUL Residential development comprising 4no. 2-bed bungalows (Approved 04/08/2008). 07/01220/FUL Erection of 3no. Detached bungalows (Approved 04/02/2008).	Garage site to the rear of Northumberland Avenue.

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AS637	0-5	228 STAMFORD STREET CENTRAL	ASHTON	OL6 7LJ	St PETER'S	8	189	0.0423	EXP	07/01681/FUL Proposed ground floor office/retail and residential development comprising 8no. 2-bed apartments (Approved 27/02/2008)	19th century building in town centre location last used as a club.
AS641	0-5	FORMER MINERS REFUGE PUBLIC HOUSE, 222 KINGS ROAD	ASHTON	OL6 8HD	ASHTON ST MICHAEL'S	6	120	0.0499	FPP	10/00389/FUL Erection of 6no. dwellings (Approved 20/12/2011). 08/00638/FUL demolition of vacant public house and erection of 4no. 2-storey terraced houses (Approved 05/11/2008)	Site of cleared public house.
AS648	0-5	25-27 WELLINGTON STREET	ASHTON	OL6 6BG	ST PETER'S	4	274	0.0146	FPP	11/00950/MATCH Non material amendment to 08/00914/FUL (Approved 23/11/2011). 11/00080/PLCOND Discharge Conditions 3, 4, 5, 8 & 9 of 08/00914/FUL (Approved 23/11/11). 10/00459/CON Demolition of existing buildings to facilitate building work granted under 08/00914/FUL for retail unit, 2no. 2-bed flats and 2no. 1-bed flat (Approved 17/10/2011). 08/00914/FUL Reconstruct upper 1 st & 2 nd floors to create 4 Flats (Approved 03/12/08). 08/00456/FUL Proposed demolition and rebuild to create 4no. 1-bed & 2no. 2-bed apartments with commercial unit on ground floor (Withdrawn 02/06/2006).	Early 19th century three storey block former loom shop now with commercial uses on ground floor

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AS655	0-5	SITE OF 1-3 EGERTON STREET	ASHTON	OL6 9NY	ASHTON ST MICHAEL'S	1	75	0.0134	UC	10/00472/FUL 2-storey house (Approved 04/08/2010). 09/00133/OUT 2-storey house with off road parking (Approved 27/05/2009)	Vacant site.
AS661	0-5	GARDEN ADJACENT 9 KNIGHT STREET	ASHTON	OL7 0EJ	ST PETER'S	1	25	0.0402	FPP	12/00467/FUL Extension of time limit to implement planning application 09/00244/FUL (Approved 03/07/2012). 11/00047/PLCOND Discharge of Conditions 2, & 4 of 09/00244/FUL (Approved 27/07/2011). 09/00244/FUL 1no. 2-storey house (Approved 12/05/2009)	Garden site.
AS667	0-5	FARM BUILDINGS AT KEVERLOW FARM	ASHTON	OL6 8AL	ASHTON WATERLOO	1	152	0.0066	UC	12/01068/FUL Conversion and extension of redundant barn into dwelling (Approved 25/01/2013). 09/00548/FUL Conversion of barn into dwelling (Approved 15/09/2009)	Barn located within greenbelt.
ASM30	0-5	AREA OF WASTELAND ADJACENT 30 WILLOW WOOD CLOSE	ASHTON	OL6 6RA	ASHTON ST MICHAELS	3	28	0.1067	UC	13/00041/PLCOND Discharge Conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 of 10/00292/FUL (Pending). 13/00206/MATCH Enlarged windows in lounge of bungalow & additional windows inserted (Approved 29/05/2013). 10/00292/FUL 2no. 4-bed houses, 1bungalow & 1no. detached garage (Approved 10/09/2010). 08/01277/FUL 7no. 2-bed apartments (Withdrawn 09/12/2008). 08/00479/FUL 7no. apartments (Withdrawn 27/05/2008).	Overgrown & area between houses. Good access onto Willow Wood Close.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
ASM45	0-5	STAMFORD HIGH SCHOOL, MOSSLEY ROAD	ASHTON	OL6 9SD	ASHTON ST MICHAELS	83	32	2.5577	PEN	14/00224/OUT Residential development - Outline (Pending).	School buildings and surrounding playing fields/ hard-standings. Bounded by housing.
ASP02	0-5	1 DEAN STREET	ASHTON	OL6 7DY	ST PETER'S	1	15	0.0646	UC	10/00876/FUL Change of use and extension to form function room, restaurant and leisure room (including bars) at ground floor and 2no. Flats on first floor (Approved 22/11/2010)	Public house/social club located in Ashton Town Centre.
ASP24	0-5	KATHERINE HOUSE KATHERINE STREET	ASHTON	OL6 6DL	ST PETER'S	31	77	0.4039	UC	13/00180/FUL 9no. 2-storey 3-bed houses and 22no. 1-bed flats in a 3-storey block (Approved 02/07/2013).	Cleared council owned site.
AU010.2	0-5	GARDEN LAND AT REAR OF 167 STAMFORD ROAD	AUDENSHAW	M34 5NP	AUDENSHAW	1	31	0.0326	OPP	13/00397/OUT 1no. house (Approved 18/07/2013). 10/00360/OUT Extend time limit for 07/00548/OUT (Approved 18/06/2010). 07/00548/OUT renewal of 04/00642/OUT (Approved 18/06/2007). 04/00642/FUL Renewal of 01/00542/OUT (Approved 22/06/2004). 01/00542/OUT 1no. Dwelling in garden (Approved 17/07/2001).	Garden to rear of 167 Stamford Road

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AU026	0-5	FAIRFIELD GOLF AND SAILING CLUB BOOTH ROAD	AUDENSHAW	M34 5QA	AUDENSHAW	27	26	1.0453	FPP	14/00023/PLCOND Discharge Cons 3, 5 & 12 of 12/01168/FUL (Pen). 13/00984/MATCH Amends to 12/01168/FUL (Approved 11/12/13). 12/01168/FUL Demolish buildings & erect 27 dwellings (Approved 28/06/13). 07/01101/OUT Demolish buildings & develop 53 dwellings (Approved 12/11/2007)	Land at golf and sailing club to include site of club house and car park.
AU045	0-5	LAND TO REAR 2 DROYLSDEN ROAD/1 WILLIAMSON LANE	AUDENSHAW		AUDENSHAW	1	44	0.0226	FPP	13/00874/FUL Erection of 1no. Detached 2-bed bungalow (Approved 03/12/2013).	Grassed site located to rear of 2 Droylsden Road/1 Williamson Lane.
AU116	0-5	HAWTHORNS COMMUNITY SCHOOL CORPORATION ROAD	AUDENSHAW	M34 5LZ	AUDENSHAW	90	52	1.7262	UC	13/00112/PLCOND Discharge Conditions 4, 7, 8 & 12 of 13/00365/FUL (Approved 22/04/2014). 14/00020/MATCH (Approved 10/03/2014). 13/00881/MATCH (Approved 19/11/2013). 13/00365/FUL 90no. Dwellings (Approved 05/08/2013). 12/00177/NDM Notification of demolition (Approved 29/02/2012)	Former school site with playing fields and buildings

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AU512.1	0-5	AUDENSHAW LODGE BARN CORNHILL LANE	AUDENSHAW	M34 5PG	AUDENSHAW	1	5	0.1873	FPP	12/00866/FUL Change of use of barn to residential (Approved 12/11/12). 12/00829/LBC Change of use of Grade II listed barn to 1no. dwelling (Approved 26/09/2012). 10/00021/PLCOND Discharge Conditions 2-26 of 09/00531/LBC (Approved 13/04/2010). 09/00531/LBC Refurbishment of barn into 1 dwelling (Approved 13/08/2009). 07/01486/LBC Convert barn into 2 dwellings (Approved 20/12/2007). 07/01484/FUL Convert barn into 2 dwellings (Approved 21/12/2007). 04/00921/FUL Renovation of barn and conversion for residential use (Approved 13/09/2005).	Grade II listed barn to west of Audenshaw Lodge
CFS31	0-5	LAND TO THE REAR OF 10 TO 30 SLATEACRE	HYDE		HYDE WERNETH	7	15	0.4699	FPP	12/01007/FUL Demolish 10 & 12 Slateacre Rd & erect 9 dwellings (Approved 04/12/2013). 11/00771/FUL Demolish 10 & 12 Slateacre Rd & erect 11 houses (Case Dismissed 29/08/2012). 06/01005/FUL 5 houses (Case Dismissed 16/03/2007). 05/00726/FUL 5 houses (Refused 30/06/2005)	Vacant, unmanaged land to rear of residential properties on Arnold Avenue, Brabyrns Road, Highcroft and Slateacre Road. No access into site without the demolition of surrounding residential properties.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
CFS37	0-5	TAMESIDE COLLEGE OF TECHNOLOGY STOCKPORT ROAD HYDE	HYDE	SK14 5EZ	HYDE WERNETH	15	10	1.541	CFS	03/01585/FUL Change of use to B1 - Business, C1 - Hotels, and C3 - Dwelling houses (Approved 23/02/2004).	Former Tameside College buildings located within greenbelt. Potential site is larger than that submitted in SHLAA CFS 2012 to include land in front of college.
CFS46	0-5	NEWTON HALL OFF DUKINFIELD ROAD HYDE	HYDE	SK14 5ET	HYDE NEWTON	7	11	0.6656	PEN	13/01057/OUT Erection of 16no. semi-detached and 1no. detached houses with associated means of access - Outline (Pending).	Vacant green space adjacent to Grade II listed Newton Hall, located within an established employment area.
CFS65	0-5	HYDE CLARENDON SIXTH FORM COLLEGE CLARENDON ROAD	HYDE		HYDE NEWTON	45	30	1.5072	CFS	No previous planning applications for residential development on this site.	Buildings associated with Hyde Clarendon Sixth Form College
DE102A.2	0-5	LAND REAR OF 1-17 OSBORNE ROAD AND 87-103 HYDE ROAD INCLUDING TAYLOR STREET	DENTON		DENTON NORTH EAST	51	45	1.1396	OPP	11/00513/OUT 67 dwellings, demolish 3 dwellings (Approved 01/02/2012). 08/00443/OUT 43no. dwellings & demolish 3 dwellings rear 2-10 Patterson St (Approved 19/06/2008). 08/004444/OUT 45 dwellings rear 1-17 Osborne Rd (Approved 19/06/2008)	Site of former works buildings - now demolished.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
DE102B	0-5	LAND REAR OF 2-10 PATTERSON STREET AND INCLUDING 69-73 HYDE ROAD	DENTON		DENTON NORTH EAST	16	50	0.3232	OPP	11/00513/OUT 67 dwellings, demolish 3 dwellings (Approved 01/02/2012). 08/00443/OUT 43 dwellings & demolish 3 dwellings rear 2-10 Patterson St (Approved 19/06/2008). 08/004444/OUT 45 dwellings rear 1-17 Osborne Rd (Approved 19/06/2008)	Site of former works buildings - now demolished.
DE503.2	0-5	GARDEN LAND AT 189 TOWN LANE	DENTON	M34 2DW	DENTON WEST	1	16	0.0621	UC	12/00506/FUL 1 dwelling house (Approved 05/09/2012). 12/00082/FUL 1no. 6-bed house (Withdrawn 11/04/2012). 10/00282/FUL Pair semi-detached dwellings (Approved 15/06/2010). 08/00995/OUT 1no. house (Approved 09/09/2008). 07/00648/FUL Pair semi-detached houses (Approved 14/08/2007). 05/01075/OUT 1no. dwelling (Approved 14/09/2005). 03/01400/OUT 1no. dwelling (Refused 25/11/2003).	Side garden.
DE517	0-5	SITE OF 2-32 WORDSWORTH ROAD	DENTON		DENTON SOUTH	16	44	0.3637	PEN	13/00929/FUL 16no. houses (PENDING). 10/00361/FUL renewal of 05/01071/FUL (Approved 17/11/2010). 05/01071/FUL 60no. apartments & 2no. Retail units (Approved 28/10/2005).	Overgrown wasteland and hard standing.
DE529	0-5	GARDEN AREA OF 14 DALE VIEW	DENTON	M34 7GA	DENTON SOUTH	1	25	0.0393	FPP	12/00051/FUL Extension of time for commencement of development for proposed detached single dwelling granted consent under ref 08/01353/FUL (Approved 18/04/2012). 08/01353/FUL Proposed dwelling house (Appeal Upheld 09/02/2010)	Side garden.

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DE534	0-5	42 ASHFIELD	DENTON	M34 3TL	DENTON NORTH EAST	2	190	0.0105	UC	13/00089/PLCOND Discharge pre-commencement conditions ref: 13/00537/FUL (Pending). 13/00537/FUL Erection of 2no. apartments (Approved 13/08/2013). 13/00260/FUL Erection of 2no. flats (Withdrawn 12/06/2013).	Side garden
DE536	0-5	GARDEN LAND AT REAR OF 41 ST ANNES ROAD	DENTON	M34 3DY	DENTON NORTH EAST	1	64	0.0157	UC	10/00078/PLCOND Discharge of Condition attached to consent 07/00051/FUL (Approved 18/10/2010). 07/00051/FUL Proposed bungalow in rear garden (Approved 06/03/2007).	Rear garden.
DE540	0-5	BT REPEATER BUILDING LORD STREET, OFF MANCHESTER ROAD	DENTON		DENTON WEST	1	56	0.0177	FPP	13/00009/FUL Proposed detached dormer bungalow (Approved 03/05/2013). 08/01145/FUL Detached 2-bed bungalow (Approved 24/12/2008). 07/00263/FUL Change of use to 1-bed dwelling (Approved 30/04/2007)	BT repeater building.
DE550	0-5	GARDEN LAND REAR OF 49-53 ST ANNES ROAD	DENTON	M34 3DY	DENTON NORTH EAST	3	59	0.0512	FPP	13/00728/FUL 3no. Detached houses (PENDING). 10/00754/FUL Renew 07/01421/FUL (Approved 18/10/2010). 07/01421/FUL 2no. 3-bed semi's & 1detached dwelling (Approved 11/12/2007)	Rear gardens & lock up garages.
DE556	0-5	LAND BETWEEN 41-43 LAKE ROAD	DENTON	M34 3HD	DENTON NORTH EAST	2	75	0.0268	EXP	09/00940/REM Erection of 1no. Pair of semidetached dwellings (Approved 15/04/2010). 08/00329/OUT Erection of 1no. Pair of semidetached dwellings (Approved 06/05/2008)	Land between residential dwellings.

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DE562	0-5	REAR GARDEN AT 55 ST ANNES ROAD	DENTON	M34 3DY	DENTON NORTH EAST	1	42	0.0237	UC	12/01124/FUL Extension of planning approval 09/00764/FUL for the erection of 1no. 2bed detached bungalow in rear garden (Approved 12/03/2013). 09/00764/FUL Erection of 1no. 20bed detached bungalow in rear garden (Approved 25/01/2010)	Rear garden
DNE04	0-5	WORKS AT JUNCTION OF BROMSGROVE LANE AND THORNLEY ROAD	DENTON	M34 3DS	DENTON NORTH EAST	18	40	0.4493	SHLAA	11/00642/OUT Outline planning permission for residential re-development (Pending)	Small employment site consisting of small industrial/commercial units and yard area.
DNE17	0-5	VETRANS PAVILION 22 MARKET STREET	DENTON	M34 2FH	DENTON NORTH EAST	1	28	0.0357	EXP	09/01009/FUL Change of use from vacant veterans club to 1no. 4-bed dwelling including single storey rear extension and side garage extension (Approved 21/01/2010).	Pavilion building and surrounding land
DR006B	0-5	DROYLSDEN MARINA MAIN SITE/ PHASE 2	DROYLSDEN		DROYLSDEN EAST	156	36	4.2927	UC	13/00073/MATCH Non material amendments to 11/00583/FUL (Approved 27/02/2013). 12/00037/PLCOND Discharge all Conditions of 11/00583/FUL (Pending). 11/00583/FUL Revised scheme - replace remaining 314no. dwellings with 165no. dwellings (Approved 19/10/2011). 09/00025/PLCOND Part discharge of Condition 3 of 06/00226/REM (Approved 22/07/2009). 06/00266/REM Mixed use development including 383no. dwellings comprising 291 flats & 92 houses (Approved 06/07/2006).	Site cleared for regeneration scheme including large residential development.

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DR007	0-5	SITE AT 50 BURMAN STREET	DROYLSDEN		DROYLSDEN EAST	9	19	0.4624	OPP	11/00930/OUT Erection of 9no. Houses - plus another 8no. Houses across boundary with Manchester City Council (Approved 19/12/2011). 08/01326/OUT 9 Houses - plus 8 Houses across boundary with Manchester City Council (Approved 29/01/2009). 08/00442/OUT 10 houses - plus another 8no. houses across the boundary with Manchester City Council (Withdrawn 22/08/2008).	Site occupied by porta cabins and containers.
DR031	0-5	WORKSHOP AT 107 GREENSIDE LANE	DROYLSDEN	M43 7UT	DROYLSDEN WEST	2	43	0.0463	FPP	10/00077/PLCOND Discharge of Conditions 2, 3, 7, 10, 11, 12 & 13 relating to 08/00020/FUL (Approved 20/09/2010). 08/00020/FUL Erection of 2no. Dwelling houses (Approved 04/04/2008).	Former industrial unit and surrounding land adjacent to housing.
DR503	0-5	LAND ADJACENT TO 46 GORSEY FIELDS	DROYLSDEN		DROYLSDEN EAST DROYLSDEN EAST	9	51	0.1768	UC	09/00041/PLCOND Discharge Condition 14 relating to 06/01857/REM (Approved 13/10/2009). 09/00038/PLCOND Discharge of Conditions relating to 04/00286/OUT (Approved 09/10/2009). 09/00037/PLCOND Discharge Conditions relating to 06/01857/REM (Approved 09/10/2009). 06/01857/REM Apartment block of 12 flats (Approved 04/04.2007). 04/00286/OUT 12 dwellings (Approved 26/07/2004)	Car park.

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DR506	0-5	296 EDGE LANE AND 429-431 MANCHESTER ROAD	DROYLSDEN	M43 6BG	DROYLSDEN EAST DROYLSDEN EAST	5	222	0.0225	FPP	10/00007/PLCOND Discharge Conditions 2, 4, 5 & 6 of 04/01830/FUL (Approved 10/08/2010). 08/01152/FUL Additional apartment to scheme previously approved under 04/01830/FUL (Approved 18/02/2009). 04/01830/FUL Alts of existing shop & bed sits to 4 flats& 2 Shops (Approved 31/01/2005). 04/01256/FUL Proposed alterations to form 4no. flats and 2no. shops (Refused 06/10/2004). 04/00897/FUL Proposed alterations to form 4no. flats and 2no. shops (Refused 03/08/2004).	Derelict multi storey building
DR522	0-5	LAND ADJOINING SCOUT HALL ELLEN STREET	DROYLSDEN	M34 7YA	DROYLSDEN EAST	4	84	0.0477	EXP	10/00366/OUT Extend time for REM 07/00825/FUL 2-storey block of 4 flats (Approved 22/06/2010). 07/00825/OUT 2-storey block of 4 flats (Approved 17/09/2007). 06/01447/OUT 2-storey block of 4 flats (Withdrawn 19/09/2007). 05/01419/OUT Block of 6 flats (Refused 23/11/2005)	Enclosed patch of wasteland to the side of Scout Hut Ellen Street.
DR543	0-5	18 JOHN STREET	DROYLSDEN	M43 6FY	DROYLSDEN EAST	3	34	0.0885	UC	11/00030/FUL Erection of 5no. 3-bed dwellings with associated means of access, car parking and landscaping (Approved 31/03/2011). 08/00978/FUL Demolition of existing vacant business premises and erection of 3no. Town houses (Approved 27/10/2008).	Vacant site.

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DR547	0-5	59 MARKET STREET	DROYLSDEN	M43 6DQ	DROYLSDEN EAST	1	85	0.0118	EXP	09/00159/FUL New shop front, rear extension and interior alterations to form self-contained flat at first floor (Approved 17/04/2009).	Mid terraced property in commercial use.
DR552	0-5	81-83 MARKET STREET	DROYLSDEN	M43 6DD	DROYLSDEN EAST	2	145	0.0138	EXP	10/00009/FUL Change of use of former bank premises to restaurant at ground floor with single storey rear extension and creation of 2no. 1-bed apartments at first floor (Approved 09/03/2010).	Former bank.
DRE11	0-5	ST ANDREWS CHURCH EDGE LANE	DROYLSDEN	M43 6BG	DROYLSDEN EAST	6	15	0.3981	PEN	13/00295/FUL Demolish nursery & erect 6 houses (Pending). 12/00012/PLCOND Discharge of Conditions of 09/00545/FUL (Approved 06/03/2013). 09/00545/FUL Demolish church & nursery & erect new church (15/12/2009). 04/01218/OUT Demolition of hall & erect 5 flats (Approved 20/12/2004)	Derelict church and surrounding land.
DRE15	0-5	GARDENS AND GARAGES TO REAR 293-297 MANCHESTER ROAD	DROYLSDEN	M43 6HF	DROYLSDEN EAST	1	6	0.1765	OPP	12/00904/OUT Erection of a detached two storey house - Outline All matters reserved (Approved 13/11/2012)	Garden land and waste land to the rear of houses.

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DRE22	0-5	LAND BETWEEN 16 AND 17 DOVECOTE	DROYLSDEN	M43 7TP	DROYLSDEN EAST	1	3	0.2937	FPP	12/00063/PLCOND Discharge of Conditions 2, 3, 4, 5, 7, 9, 12 & 14 of 10/00722/FUL (Approved 26/10/2012). 12/00798/MATCH Alterations (Approved 09/08/2012). 10/00722/FUL 1no. house (Approved 17/04/2012). 04/00837/OUT Residential development (Refused 02/08/2004).	Vacant, uneven site with stream running through the middle
DRE23	0-5	FORMER LITTLEMOSS HIGH SCHOOL CRYER STREET	DROYLSDEN	M43 7LF	DROYLSDEN EAST	25	4	5.9511	SHLAA	No previous planning applications for residential development on this site.	School buildings and surrounding playing fields/ hard standings. Bounded by housing to south. Entire site lies within Green Belt
DRW09	0-5	NEW INN GREENSIDE LANE	DROYLSDEN	M43 7UT	DROYLSDEN WEST	2	21	0.0956	UC	12/01147/FUL Change of use of part ground floor from restaurant to 2 flats (Approved 04/02/2013). 11/00095/PLCOND Discharge Conditions 2, 3, 7, 8, 9 & 11 of 10/00924/FUL (Approved 17/10/2012). 11/00205/MATCH Non material amendments to 10/00924/FUL (Approved 21/03/2011). 10/00924/FUL Change of use from public house to restaurant & 3 flats (2 net) (Approved 21/01/2011)	Pub building and surrounding land.
DS27	0-5	CASTLE STREET CAR PARK WEST OF RESTURANT	STALYBRIDGE		DUKINFIELD STALYBRIDGE	50	98	0.5103	ALL	Part of wider proposals for Long lands Mill redevelopment	Vacant land/ car park

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DS28	0-5	LAND EAST OF LONGLANDS MILL AND PATTERN HOUSE	STALYBRIDGE		DUKINFIELD STALYBRIDGE	100	253	0.3948	ALL	Part of wider proposals for Long lands Mill redevelopment	Wasteland and informal car park
DU016	0-5	LAND ADJOINING 252 ASTLEY STREET	DUKINFIELD	SK16 4QW	DUKINFIELD	4	31	0.1294	UC	12/00351/CLUD Certificate of lawfulness to confirm commencement of residential development in accordance with planning approval 99/P/0565/FL (Approved 23/08/2012).	Green site located adjacent to 252 Astley Street and Peak Forest Canal.
DU537	0-5	2-4 KING STREET	DUKINFIELD	SK16 4JQ	DUKINFIELD	2	143	0.014	EXP	09/00041/FUL Resubmission of 07/01604/FUL for conversion of vacant building to 4no. 1-bed apartments (Approved 17/04/2009). 07/01604/FUL Change of use from vacant building to 4no. 1-bed apartments (Approved 24/01/2008)	End terraced property.
DU541	0-5	THE LIME STREET CLUB CHAPEL STREET	DUKINFIELD	SK16 4QJ	DUKINFIELD	6	48	0.1241	OPP	13/00173/OUT Erection of 6no. Houses (Approved 30/05/2013). 08/00769/OUT Demolition of club house and erection of 6no. Houses (Approved 03/12/2008).	Former club site.

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ES01	0-5	PARK BRIDGE WORKS PARK BRIDGE	ASHTON	OL6 8AW	ASHTON WATERLOO	26	30	0.8535	OPP	13/00182/OUT Demolition of existing warehouse and redevelopment of site with 26no. Houses (Approved 30/05/2013).	Employment site including large works building and car park.
ES15	0-5	WORKS UNITS THORNLEYS ROAD CRICKET STREET	DENTON		DENTON NORTH EAST	15	62	0.24	UC	13/00305/FUL Demolition of warehouse & erection of 15 dwellings (Approved 30/05/13). 11/00642/OUT Residential development at Melville Works (Pending).	Employment site located within residential area close to the M67 motorway.
HY016	0-5	LAND ADJOINING 231 TALBOT ROAD	HYDE		HYDE NEWTON	2	59	0.034	EXP	10/00276/FUL Proposed extension of time limit for implementation of 07/00287/FUL for the erection of 2no. Semi-detached dwellings (Approved 19/05/2010). 07/00287/FUL Erection of 2no. Semi-detached dwellings (Approved 20/06/07).	Vacant site
HY023	0-5	GARDEN LAND ADJOINING 166 VICTORIA STREET	HYDE	SK14 4AS	HYDE NEWTON	1	34	0.0291	EXP	11/00036/FUL Erection of a pair of semi-detached dwelling houses following demolition of existing garage at 166 Victoria Street (Refused 12/04/2011). 09/00767/OUT Construction of 1no. Detached 4-bed dwelling (Approved 02/12/2009).	Side garden

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HY030	0-5	FARM BUILDING AT LOWER CLIFFE FARM APPLE STREET HYDE	HYDE	SK14 3AN	HYDE WERNETH	1	222	0.0045	FPP		Farm building at Lower Cliff
HY076B	0-5	FORMER GLOBE WORKS BROOK STREET	HYDE		HYDE GODLEY	44	26	1.6889	PEN	13/01025/OUT Erection of 44no. dwelling houses with associated car parking and landscape works - Outline application with means of access and site layout submitted for approval (Pending).	Over grown former employment site with Godley Brook flowing through the centre.
HY077.3	0-5	JOINERY AND PRINT WORKS 166 STOCKPORT ROAD	HYDE		HYDE WENETH	27	56	0.4831	FPP	12/00601/FUL Proposed erection of 15no. Semi-detached dwellings and 12no. Apartments (Approved 27/03/2014). 06/01093/FUL Residential development of 50no. Units (Approved 13/11/2006).	Former employment site.
HY102B	0-5	LAND WEST OF BRIDESTOWE AVENUE AND SITE OF HARE HILL SCHOOL HATTERSLEY SITES 1a & 1b	HYDE		HYDE GODLEY	29	8	3.6067	UC	13/00465/MATCH Amend 07/00995/FUL (Approved 04/07/2013). 13/00038/MATCH Amend 07/01632/FUL to 169no. dwellings comprising 133 houses & 36 flats (Approved 12/02/2013). 07/00995/FUL Residential development of 173 dwellings (Approved 11/10/2007).05/01660/OUT Residential development (Approved 13/01/2006)	Site of former high school, now cleared.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
HY102D	0-5	LAND AT JUNCTION OF PUDDING LANE AND MOTTRAM ROAD	HYDE		HYDE GODLEY	5	10	0.4817	FPP	12/01062/FUL Erection of 5no. dwellings with new vehicular access off Pudding Lane (Approved 04/07/2013). 09/00784/OUT Proposed residential development - Outline (Case Dismissed 27/10/2010).	Former reservoir site surrounded by mature trees
HY256	0-5	SITE OF 1-23 PAIGNTON AVENUE (PHASE 2: REGEN SITE 4)	HYDE		HYDE GODLEY	6	39	0.1551	UC	14/00018/PLCOND Discharge Conditions 2, 5, 7, 10, 12, 13 & 16 of 13/00820/FUL (Pending) 13/00820/FUL Residential development of 70no. dwellings of which 6no. houses on Site 4 (Approved 02/01/14) 08/00069/REM 12 houses on site 4 (Approved 31/03/08) 05/01659/OUT Residential development (Approved 13/01/06)	Former housing site.
HY257	0-5	CLEARED LAND EAST OF HONITON AVENUE (REGN SITE 10)	HYDE		HYDE GODLEY	65	45	1.4421	FPP	11/00212/FUL Renew of 08/00072/FUL for 65 dwellings (Approved 17/06/2011). 08/00072/FUL Residential development of 65 dwelling houses - site 10 (Approved 31/03/2008). 05/01661/OUT Residential development - OUTLINE (Approved 12/01/2006).	Former housing site.
HY271	0-5	SITE OF HATTERSLEY HIGH SCHOOL AND WATERSIDE COURT (REGEN SITES 21 & 22)	HYDE		HYDE GODLEY	221	35	6.3281	OPP	11/00326/OUT Extension of time limit for 06/00156/OUT - Sites 21 & 22: to deliver approx. 221-252 dwellings (Approved 25/08/2011). 06/00156/OUT Residential development with number of units range: 221-252 (Approved 05/06/2006). 00/00745/NDM method of demolition at Waterside Court/Close (No objections)	Former high school site.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
HY502B	0-5	OAKLANDS HOUSE AND BUNGALOW	HYDE	SK14 3BH	HYDE GODLEY	2	3	0.5949	UC	10/00028/PLCOND Discharge all Conditions of 04/01897/FUL (Pending). 06/01129/FUL 1no. Detached houses (13/10/2006). 03/00978/FUL 4 dwellings (14/10/2003). 10/00028/PLCOND Discharge all Conditions to 04/01897/FUL (Pending). 04/01897/FUL 8 flats (Appeal Upheld 20/01/2006).	
HY510	0-5	VACANT BUILDERS YARD OFF ACORN AVENUE AND ROWBOTHAM STREET, GEE CROSS	HYDE		HYDE WERNETH	16	34	0.4663	FPP	10/00512/FUL 16 dwellings & refurbishment of 4 existing dwellings (Approved 29/06/2011). 08/00045/OUT Re-submission of 07/01346/OUT residential development comprising 21no. units (Approved 13/05/2008). 07/01346/OUT Residential development of 21no. units (Withdrawn 19/11/2007). 04/00112/OUT Residential development of 21 units (Approved 21/01/2005).	Derelict buildings and areas of hard-standing. Flat, untidy and within residential area.
HY512	0-5	LAND AT TALBOT ROAD TO REAR OF 305 VICTORIA STREET	HYDE	SK14 4ED	HYDE NEWTON	4	34	0.1189	EXP	10/00787/OUT Request to extend time limit for 07/00952/OUT for erection of 4no. Dwelling (Approved 16/11/2010). 07/00952/OUT Construction of 4no. Apartments (Approved 19/09/2007). 04/00964/OUT Erection of 4no. Apartments (Approved 02/09/2004).	Vacant green site to rear of 305 Victoria Street
HY543	0-5	GARDEN LAND ADJACENT 17 CHURCH AVENUE	HYDE	SK14 5LY	HYDE WERNETH	1	13	0.0753	EXP	09/00806/FUL Erection of 1no. Dwelling house (Approved 21/12/2009). 06/01296/REM Construction of 1no. Dwelling house (Approved 11/10/2006). 05/01178/OUT Erection of 1no. Detached house (Approved 15/12/2005).	Large garden area side and rear of no. 17 Church Avenue

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
HY560	0-5	GARDEN LAND NEAR 77A JOEL LANE	HYDE	SK14 5JZ	HYDE WERNETH	1	18	0.0545	FPP	13/00800/FUL 1no. 3-bed dormer bungalow (Approved 15/11/13). 12/01112/MATCH Non material amendments to 11/00349/FUL (Approved 07/01/13). 11/00349/FUL 1no. 3-bed dormer bungalow (Appeal Upheld on 28/11/11). 11/00009/FUL Removal of Condition 2 from 09/00880/REM (Approved 15/02/2011). 09/00637/FUL 1no. detached dwelling (Case Dismissed on 24/02/2010). 09/00880/REM 1no. detached bungalow (Approved 18/12/2009). 08/00698/FUL 1no. 2-bed house (Case Dismissed on 16/12/2008). 06/00962/FUL 1no. detached bungalow (Approved 25/10/2006)	Rear garden to No. 75 Joel Lane
HY566	0-5	GARAGE SITE AT REAR OF NEWTON LIBRARY	HYDE		HYDE NEWTON	2	63	0.0318	UC	08/01056/REM Erection of a pair of semi-detached houses (Approved 11/11/2008)	Garage site
HY577	0-5	159 MARKET STREET	HYDE	SK14 1HG	HYDE GODLEY	1	65	0.0154	UC	07/00066/FUL Creation of 2no. Additional flats at rear and above existing shop with a 2-storey rear extension (Approved 12/03/2007).	Commercial property located in town centre

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HY579	0-5	31 WATER STREET	HYDE	SK14 1BD	HYDE GODLEY	2	260	0.0077	EXP	07/00283/FUL Erection of building comprising 2no. Shop at ground floor with 2no. Flats above (Approved 25/04/2007).	Commercial premises.
HY580	0-5	JUNCTION INN 150 ASHTON ROAD	HYDE	SK14 4RH	HYDE NEWTON	1	25	0.0408	FPP	13/00019/FUL Conversion of ground floor of existing vacant building into 1no. 2-bed flat (Approved 22/04/2013).	Former Junction Inn PH located adjacent to new residential development on former Senior Service site.
HY585	0-5	LAND OFF BERKELEY CRESCENT AND FRESHFIELD AVENUE	HYDE		HYDE WERNETH	4	12	0.3478	FPP	13/00125/MATCH Non material amendments to 11/00273/FUL (Approved 19/02/2013). 11/00273/FUL 4no. Dwellings (Approved 23/06/2011). 08/00347/FUL 6no. Dwellings (Approved 24/07/2008). 07/01347/FUL Residential development of 7 houses (Refused 21/01/2008).	Vacant green site with garages enclosed by residential houses.
HY588	0-5	LAND AT JUNCTION OF WILLIAM STREET AND CROOK STREET	HYDE		HYDE GODLEY	23	180	0.128	EXP	10/01028/FUL Renewal of planning consent 07/01461/FUL 23 apartments in 2-blocks (Approved 03/03/2011). 07/01461/FUL Residential development of 23no. apartments in two blocks (Approved 21/01/2008).	Former site of Unitarian Methodist Church, now car park and car showroom and garage.

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HY593	0-5	ROYAL BANK OF SCOTLAND 1 CORPORATION STREET	HYDE	SK14 1AQ	HYDE WERNETH	1	62	0.016	UC	08/00022/FUL Change of use of first and second floors from office space into 4no. Self-contained residential units (Approved 26/02/2008)	First and second floor for large commercial building in Hyde Town Centre.
HY596	0-5	FINDEL FORMER SENIOR SERVICE SITE (COTTON MILLS), ASHTON ROAD	HYDE		HYDE NEWTON	51	14	3.6202	UC	12/00081/PLCOND Discharge Conditions attached to 12/00425/FUL (Refused 10/02/2014). 12/00425/FUL 102 dwellings - Phase 2 (Approved 19/07/2012). 10/00788/FUL Residential development comprising 143 dwellings (Approved 04/01/2011). 08/00051/FUL Mix use development including 195 dwellings (Approved 14/05/2008).	Former employment site.
HY614	0-5	294 VICTORIA STREET	HYDE	SK14 4ED	HYDE NEWTON	1	108	0.0093	EXP	09/00560/FUL Conversion of dwelling to create additional 2-bed terraced dwelling (Approved 29/09/2009)	Mid terraced property.
HY618	0-5	FORMER DALE GROVE PRIMARY SCHOOL CENTRE, GRANGE ROAD SOUTH	HYDE	SK14 5NU	HYDE GODLEY	15	30	0.5082	SHLAA	12/00361/NDM Demolition of buildings (approved 02/05/2012).	Site of former school.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO074.3	0-5	OLD HILLEND FARMHOUSE HOME FARM HILLEND LANE, MOTTRAM	HYDE	SK14 6JP	LONGDENDALE	1	4	0.2455	UC	08/00855/FUL Division of farmhouse into 2 dwellings. Conversion of remaining stable block to 2 dwellings (Approved 03/04/2009). 08/00856/LBC Division of farmhouse into 2 Dwellings. Conversion of remaining stable block into 2 dwellings (Approved 03/04/2009)	Grade 11 Listed farmhouse and stable block.
LO109.2	0-5	COURT HOUSE FARM STOCKPORT ROAD	HYDE	SK14 3AP	LONGDENDALE	19	53	0.3577	FPP	10/00760/FUL 20no. 3-bed houses (Approved 07/06/2013). 10/00495/FUL Renew 05/00570/FUL for 8no. dwellings & 6no. flats (Approved 10/09/2010). 09/00980/PLCOND Discharge Conditions 2, 3, 4, 8, 10, 11, 13, 14, 16 & 17 (Refused 18/01/2010). 07/00236/FUL 14 houses & 6 flats (Approved 10/05/2007). 05/00570/FUL 9 houses & 6 Flats (Approved 30/06/2005). 01/00024/OUT Residential development comprising 7 houses (Approved 03/07/2001).	Farm and buildings
LO168	0-5	NEXT TO 2 BANK STREET BROADBOTTOM	HYDE	SK14 6AY	LONGDENDALE	1	24	0.0423	OPP	13/00842/OUT Proposed new house - Outline approval for access only (Approved 05/12/2013). 12/00431/OUT Erection of 3no. 3-bed houses (Refused 24/09/2012)	Gardens/vacant land
LO192	0-5	WEST END SAW MILLS WEST END BROADBOTTOM	HYDE	SK14 6BG	LONGDENDALE	6	23	0.2638	UC	12/00141/FUL Demolition of existing building and construction of 7no. 5-bed detached houses and associated works (Approved 06/06/2012).	Industrial use

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LO194	0-5	HATTERSLEY DISTRICT CENTRE	HYDE		LONGDENDALE	86	35	2.4499	SHLAA		Former Hattersley District Centre.
LO521	0-5	COBBLESTONE FARM HIGHER MATLEY, OFF MATLEY LANE	HYDE	SK14 4EG	LONGDENDALE	1	14	0.074	PEN	10/00088/PLCOND Dis Cons 1,2,3,4 & 9 of 05/00822/FUL (Pending). 10/00089/PLCOND Dis LBC Cons of 05/00838/LBC (Approved 15/10/2010). 05/00822/FUL Change of use from extended living accommodation to 1 detached house (Approved 31/08/2005). 05/00838/LBC Demolition of passageway & alterations in association with new house (Approved 31/08/2005).	Farm building
LO536.2	0-5	LAND NEAR GROVE HOUSE, WATER LANE, HOLLINGWORTH	HYDE	SK14 8HT	LONGDENDALE	1	6	0.162	FPP	13/00726/FUL Extension of time limit for 10/00547/FUL (Approved 22/10/2013). 10/00547/FUL 1no. 4-bed detached house & detached garage (Approved 22/09/2010). 07/00048/FUL 1no. Detached dwelling & detached double garage (Approved 29/06/2007)	Vacant land with trees

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LO539	0-5	LAND AT 21 CURCH BROW MOTTRAM	HYDE	SK14 6JJ	LONGDENDALE	1	16	0.0645	UC	13/0098/PLCOND Discharge Condition 6 of 08/00223/FUL (Approved 18/12/2013). 09/00068/PLCOND Discharge Condition 1 relating 08/00223/FUL (Approved 01/12/2009). 09/00047/PLCOND Discharge Condition 1 & 2 of 08/00222/LBC (Approved 09/09/2009). 08/00223/FUL 1 house (Approved 04/04/2008). 08/00222/LBC 1 house in curtilage of existing house (Approved 04/04/2008) 07/01305/FUL 1no. detached dwelling house (Refused 13/12/2007). 07/01306/LBC 1no. detached house within curtilage of existing house (Refused 13/12/2007).	Side garden of Grade II listed building, located within the green belt in the Mottram in Longdenale Conservation Area. Group Tree Preservation Order.
MO005A	0-5	SITE OF RIVER MILL LAND REAR OF 16-32 WAGGON ROAD	MOSSLEY		MOSSLEY	16	54	0.2954	EXP	10/00821/FUL Renew 07/00265/FUL (Approved 10/12/2010). 07/00265/FUL 16 apartments (Approved 10/10/2007).	Site of demolished mill & Methodist church. Steep slope from Waggon Road to River Tame. Easter edge of site located within Flood Zones 2 & 3.
MO015.2	0-5	LAND AT ROUGHTOWN GREEN ADJOINING 11 WOODEND VIEW	MOSSLEY	OL5 0SN	MOSSLEY	3	10	0.295	UC	11/00552/FUL 6 houses (Refused 01/06/12). 09/00040/PLCOND Discharge Conditions 4, 7, 8 & 9 of 04/00131/FUL (Refused 11/09/09). 04/00131/FUL 3 dwellings (Approved 30/04/2004). 03/01448/FUL 3 dwellings (Refused 15/12/03). 01/00156/REM 3no. dwellings (Withdrawn 10/09/01).	Area of sloping open land lying between Woodend View & railway line

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MO036.2	0-5	WOODEND TAVERN MANCHESTER ROAD	MOSSLEY	OL5 9AY	MOSSLEY	16	50	0.3177	UC	10/00050/PLCOND Discharge of conditions attached to 07/00275/FUL (Approved 15/07/2010). 07/00275/FUL Erection of 10no. 3-storey semi-detached town houses and 6no. Flats (Approved 01/06/2007)	Public house with car park and large front garden adjoining Warmco Industrial estate. TPO.
MO051B.R	0-5	LAND AT MICKLEHURST ROAD UDP ALLOCATION H1 (18)	MOSSLEY		MOSSLEY	36	18	1.9779	PEN	11/00915/FUL Re-submission of planning application 11/00098/FUL for 36no. houses (Pending). 08/01271/ENV Environmental Impact Assessment Request For Screening Opinion (Pending on 15/10/2008)	Area of disused land between Micklehurst Road & Richmond Crescent.
MO074.1	0-5	REMAINDER OF LAND BETWEEN HEY FARM AND MICKLEHURST ESTATE, OFF HUDDERFIELD ROAD UDP ALLOCATION H1 (12)	MOSSLEY		MOSSLEY	100	12	8.0995	ALL	Allocated Housing Site H1 (12) in adopted (2004) Tameside Unitary Development Plan.	Phase II housing site in UDP. Land slopes way from Huddersfield Rd in east to valley floor in west. An SBI (Puddle Clay Pits) also adjoins site to west.
MO075E.2	0-5	MOSSLEY MILLS DEVELOPMENT OPPORTUNITY AREA LAND TO REAR OF 221-307 MANCHESTER ROAD	MOSSLEY		MOSSLEY	3	16	0.1852	UC	12/00943/FUL 3 houses (Approved 22/11/2012). 12/00592/FUL Extension of time limit for 09/00074/FUL (Refused 06/08/2012). 09/00074/FUL 3 houses (Approved 18/06/2009). 08/00714/FUL Replace 22no. apartments with 6no. 2-storey houses (Approved 19/09/2008). 07/00412/FUL block of 13no. flats (Approved 26/06/2007). 06/00056/FUL 13 Houses & 16 flats (Approved 26/06/2006).	Vacant site to the east of Manchester Road forming part of the Mossley Mills Development Opportunity Area.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
MO075F	0-5	MOSSLEY MILLS DEVELOPMENT OPPORTUNITY AREA CARRHILL MILL	MOSSLEY		MOSSLEY	35	40	0.8846	PEN	13/00856/OUT Erection of 35no. houses (Pending). 04/01311/FUL WRITTEN OFF - ARTICLE 36 (13) (a) DMPO 2010 - Demolition of Carrhill Mill and mixed use redevelopment including 122 dwellings (Withdrawn 15/03/2010)	Cleared site of Carrhill Mill off Manchester Road, Mossley.
MO08	0-5	GARAGE SITE JUNCTION OF BRUNSWICK STREET DERBY STREET MOSSLEY	MOSSLEY	OL5 9SD	MOSSLEY	3	36	0.0832	SHLAA	No previous planning applications for residential development on this site.	Flat site comprising side garden and garages which face street.
MO116	0-5	HIGHLAND LADDIE PUBLIC HOUSE MARKET STREET	MOSSLEY	OL5 0ES	MOSSLEY	4	31	0.131	FPP	13/00946/FUL Erection of 4no. 3-bed houses and associated works (Approved 14/02/2014).	Large detached public house with disused bowling green to rear
MO116.2	0-5	2-4 BARKWELL LANE	MOSSLEY	OL5 0HX	MOSSLEY	2	86	0.0232	EXP	09/00109/FUL Conversion of 2 houses to 4 self-contained flats at Barkwell Cottages 2 - 4 Barkwell Lane Mossley (Approved 27/05/2009).	19th century cottages located on the junction of Stamford Street and Barkwell Lane

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MO22	0-5	LAND BETWEEN STATION ROAD AND AUDLEY STREET	MOSSLEY		MOSSLEY	10	33	0.3053	SHLAA	No previous planning applications for residential development on this site.	Car park attached to engineers on former railway embankment. Narrow site with relatively flat area of hard standing. Includes landscaped area on Station Road frontage. Designated as Protected Green Space.
MO46	0-5	FORMER MOSSLEY HOLLINS HIGH SCHOOL, HUDDERSFIELD ROAD	MOSSLEY	OL5	MOSSLEY	58	30	1.9114	SHLAA	No previous residential planning application	Site of former secondary school located in elevated position in the Green Belt
MO503	0-5	HANOVER MEMORIAL GARDENS HANOVER STREET	MOSSLEY		MOSSLEY	6	38	0.1581	OPP	11/00730/REM Approval of reserved matters relating to 11/00072/OUT (Refused 05/03/2014). 11/00072/OUT Renew 03/00817/OUT for residential development (Approved 08/04/2011). 10/00805/REM Approval of reserved matters for 03/00817/OUT (Withdrawn 15/10/2010)	Former pet cemetery and adjoining land to the east of Hanover Street.

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MO514.2	0-5	MOSSLEY HALL FORMER TOWN HALL, STAMFORD STREET	MOSSLEY	OL5 0BA	MOSSLEY	1	14	0.0695	UC	13/00589/FUL Ground floor apartment in north wing (Approved 13/09/2013) 13/00345/LBC Ground floor apartment in north wing (Approved 09/07/2013). 10/00632/LBC (Approved 14/09/2010) 09/00610/LBC Conversion of ground floor office and basement storage to form apartment (Approved 09/09/2009) 09/00270/LBC Conversion of ground floor office and basement storage to form apartment (Approved 21/05/2009) 08/01304/LBC Alterations to approved layout of apartment (Approved 16/12/2008) 04/01406/FUL Change of use from vacant offices to self-contained apartment on ground floor (Approved 26/10/2004) 04/01408/LBC Change of use of vacant offices to 1 apartment (Approved 26/10/2004). 04/00893/FUL Change of use of vacant offices to self-contained apartment (Refused 09/08/2004). 04/00892/LBC Change of use of vacant offices to self-contained apartment (Refused 10/08/2004).	Grade II listed former Mossley Town Hall, located within Mossley Park in an elevated position overlooking the Valley.
MO518	0-5	PROSPECT HOUSE, STOCKPORT ROAD	MOSSLEY	OL5 0RB	MOSSLEY	17	25	0.6934	OPP	13/00923/OUT Development of 17 houses (Approved 19/03/14). 10/00890/FUL Extend time limit for 07/01341/FUL (Approved 10/12/10). 07/01341/FUL 17 houses (Approved 13/12/07). 07/00409/FUL 17 houses (Withdrawn 20/06/07). 04/01088/OUT Residential development (Approved 25/11/04).	Site of demolished house with overgrown gardens, which extends from Stockport Road to the rear of houses on Beechwood Drive.

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MO522	0-5	LURDEN HOUSE LIGHTBIRCHES LANE	MOSSLEY	OL5 9PH	MOSSLEY	1	4	0.2526	UC	06/01777/FUL Rebuild existing farmhouse - revised scheme (Approved 19/02/2007). 04/01459/FUL Rebuild existing farmhouse (Approved 03/02/2005).	Vacant farmhouse
MO525.2	0-5	GARAGE SITE AT DYSON STREET	MOSSLEY	OL5 0NZ	MOSSLEY	4	72	0.0554	FPP	13/00965/FUL 2 houses & 2 flats (Approved 12/03/14). 09/00871/FUL 2 houses & 2 flats (Approved 01/11/10). 09/00734/FUL 1no. detached dwelling (Approved 12/11/09). 09/00029/FUL 5no. dwellings (Case Dismissed 14/08/2009). 08/00915/FUL 6no. apartments (Refused 08/10/08). 08/00364/FUL 6no. apartments (Refused 27/06/08). 06/01199/FUL 1no. detached dwelling (Approved 02/10/2006). 05/00124/FUL 1 pair of semi-detached dwellings (Case Dismissed 05/09/05)	Overgrown lock up garage site to rear of properties on Arundel Street.
MO529.3	0-5	LAND ADJOINING AND TO REAR OF 60 EGMONT STREET	MOSSLEY		MOSSLEY	42	68	0.6186	OPP	13/00169/OUT Proposed Residential Development - OUTLINE (Approved 14/01/2014). 07/00050/OUT Residential Development - Outline (Approved 16/07/2008).	Site comprises pallet works, engineering operation, car park, house & former railway embankment.
MO532	0-5	ALL SAINTS CHURCH CHURCH LANE	MOSSLEY	LO5 9HY	MOSSLEY	2	8	0.2407	UC	12/00306/FUL Proposed conversion of former church into 2no. Dwellings (Approved 17/05/2012). 05/01004/OUT Demolition of existing church and construction of new church and hall and 6no. Dwelling houses (Approved 26/09/2005).	Redundant church & hall with adjoining vicarage

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
MO535	0-5	3 HAWTORN TERRACE MILL LANE	MOSSLEY	OL5 0BN	MOSSLEY	1	65	0.0154	UC	06/00050/FUL Conversion of dwelling house into 2no. Dwelling houses (Approved 28/02/2006)	End terrace property.
MO544	0-5	LAND ADJACENT TO 149 STOCKPORT ROAD	MOSSLEY	OL5 0RB	MOSSLEY	1	44	0.0228	UC	13/00061/PLCOND Discharge Conditions of 10/00444/FUL (Pending). 10/00444/FUL Renew 07/00944/FUL (Approved 06/09/2010). 09/01048/MATCH Alterations to 07/00944/FUL (Approved 07/01/2010). 07/00944/FUL 1 house (Approved 16/11/2007)	Side garden screened from road by dense hedge
MO548	0-5	LAND ADJACENT 25 LUZLEY ROAD	ASHTON	OL6 9AL	MOSSLEY	1	19	0.0514	FPP	11/00384/FUL Proposed detached house (Approved 12/12/2013).	Garden site located between Nos. 23 and 25 Luzley Road.
MO58	0-5	48 TO 50 MANCHESTER ROAD	MOSSLEY	OL5 0AA	MOSSLEY	1	53	0.0189	UC	12/00563/FUL Conversion of shop & flat into 1no. 2-bed & 1no. 3-bed flats (Approved 28/09/2012). 04/01671/FUL Refurbishment and change of use of ex. shop and flat into 3no. self-contained flats (Approved 20/12/2004).	Vacant shop
MO75	0-5	393 TO 395 MANCHESTER ROAD	MOSSLEY	OL5 9BG	MOSSLEY	1	91	0.011	FPP	12/01055/FUL Change of use from retail shop to house (Approved 09/01/2013)	Vacant end of terrace shop with living accommodation above.

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MO86	0-5	FORMER WESLEYAN SUNDAY SCHOOL STAMFORD ROAD	MOSSLEY	OL5 0BA	MOSSLEY	9	77	0.1162	UC	12/01086/FUL Change of use of former print works to 9no. flats & 1no. office (Approved 29/01/2014). 12/00179/FUL Change of use of former printers to 9no. flats & 1 office (Withdrawn 02/07/12). 08/01167/FUL CU former print works/church hall building to mixed use development including 4no. flats (Refused 07/01/09)	Comprises Sunday school, former printers workshop & car park shared with dental surgery.
SN03	0-5	BOUNDARY COTTAGES, OFF STALEY ROAD	MOSSLEY	SK15 3QA	STALYBRIDGE NORTH	4	25	0.1618	SHLAA	11/01023/OUT Re-sub 11/00698/OUT (17/02/2012).11/00698/OUT 1no. house adjacent 1 Boundary Cottages (Withdrawn 06/10/2011). 10/00179/OUT 2no. house adjacent No.1 Boundary Cottages (Refused 12/04/2010).	Gardens, allotments & lock up garages. Site is predominantly flat with access onto Staley Road.
SN03.1	0-5	LAND TO NORTH OF STAMFORD ARMS PH 815 HUDDERFIELD ROAD	STALYBRIDGE	SK15 8PY	STALYBRIDGE NORTH	2	31	0.0654	SHLAA	No previous residential planning application	Green space located to north of public house.
SN30	0-5	FORMER SAMUEL LAYCOCK SCHOOL MERESIDE	STALYBRIDGE	SK15 1JF	STALYBRIDGE NORTH	41	30	1.3633	SHLAA	12/00217/NDM Notification of demolition (Approved 11/04/2012)	Site of former school buildings and surrounding playing fields/ hard-standings. Housing to south. Section to the east lies within Green Belt

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SS28	0-5	WEST STALYBRIDGE MARKET STREET AND CAROLINE STREET	STALYBRIDGE		STALYBRIDGE NORTH	100	27	3.7021	SHLAA		Various plots across west Stalybridge including used and vacant industrial units and commercial properties. HSE consultation zone may limit development potential.
ST005.2	0-5	LAND AT REAR OF 16 WOODLANDS ROAD	STALYBRIDGE	SK15 2SQ	STALYBRIDGE SOUTH	1	14	0.0691	UC	13/00040/PLCOND Discharge Conditions 1-12 of 08/00059/FUL (Approved 17/10/2013). 13/00418/MATCH Minor amendments (Approved 26/06/2013) 11/00091/FUL Ext time limit for 08/00059/FUL (Approved 30/03/2011). 08/00059/FUL 1 house (Approved 26/03/2008). 06/00032/REM 1 house (Approved 01/03/2006). 03/00139/OUT Renew 00/00340/OUT (Approved 20/03/2003). 00/00340/OUT 1no. dwelling (Approved 30/05/2000).	Rear garden site overlooking Mottram Road
ST022.2	0-5	GARDEN LAND AT 11 FOXHILL DRIVE	STALYBRIDGE	SK15 2RP	STALYBRIDGE SOUTH	1	13	0.0742	OPP	13/00277/OUT Renew 10/00079/OUT (Approved 25/06/2013). 10/00079/OUT 1 bungalow (Approved 06/04/2010). 06/01514/OUT Renew 03/01379/OUT (Approved 07/02/2007). 03/01379/OUT Renew 00/01028/OUT 1 bungalow (Approved 01/12/2003). 00/01028/OUT Renew permission for 1no. bungalow (Approved 15/11/2000)	Garden site.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
ST128B	0-5	REMAINDER OF LAND AT STALEY CRICKET CLUB OFF HUDDERSFIELD ROAD MILLBROOK STALYBRIDGE	STALYBRIDGE		STALYBRIDGE SOUTH	23	12	1.9976	OPP	10/00738/OUT Residential Development - OUTLINE (Approved 23/09/2011).	Green site located in Millbrook Conservation Area adjacent to Staley Cricket Club
ST129B	0-5	BRUSHES QUARRY LAND SOUTH OF 69 TO 83 BRUSHES ROAD	STALYBRIDGE		STALYBRIDGE SOUTH	66	38	1.7148	UC	13/0067/PLCOND Discharge Conditions 2, 3, 4, 5, 6, 7, 9, 10, 11, 14 & 15 of 11/00669/OUT (PEN). 13/00074/PLCOND Discharge Condition 2 of 12/00876/REM (Approved 17/10/2013). 13/01056/MATCH Non material amendments to 12/00876/REM (Approved 21/01/2014). 12/00876/REM 66 houses (Approved 25/03/2013). 11/00669/OUT Renew 08/00725/OUT (Approved 24/10/2011). 11/00355/MATCH Amendment to access for 08/00725/OUT (Approved 11/05/2011). 08/00725/OUT Renew 04/00370/OUT (Approved 08/09/2008) 04/0370/OUT Renew 00/01233/OUT (Approved 10/06/2005). 00/01233/OUT renewal of 97/P/0682/OL for residential development Approved (22/03/2001)	Large parcel of land owned by Stamford Estates. Land is currently overgrown and in an unkempt condition.
ST140.2	0-5	1 ARMENTIERES SQUARE AND LAND TO THE REAR BACK GROSVENOR STREET	STALYBRIDGE		DUKINFIELD STALYBRIDGE	50	185	0.2698	EXP	12/00905/NDM Demolition of former Casablanca's (Approved 22/10/2012). 12/00906/CON Demolition and site clearance of former Casablanca's (Approved 25/10/2012). 04/01042/FUL Mixed use development of ground floor retail & 33 apartments above (Approved 30/11/2004)	Site of dilapidated building/s located in a prominent position to the south of canal in Stalybridge town centre.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
ST144A	0-5	FORMER COACH HOUSE REAR OF PORTLAND CHAMBERS/HIGHER TAME STREET	STALYBRIDGE		STALYBRIDGE NORTH	2	36	0.0552	FPP	14/00026/PLCOND Discharge Conditions 2, 3, 5, 9 & 10 of 09/01092/FUL (Pending). 13/00139/FUL Renewal of 09/01092/FUL (Approved 15/04/13). 10/00071/CON Demolition of former coach house (Approved 08/03/10). 09/01092/FUL 2no. Apartments (Approved 01/03/2010). 05/01795/FUL Resubmission of 05/00406/FUL (Refused 02/06/2006). 05/00406/FUL 4no. apartments (Refused 29/04/2005).	Site of former coach house to the rear of Portland Place.
ST169.3	0-5	THE WOODLANDS AND ADJOINING PROPERTY, MOTTRAM ROAD	STALYBRIDGE	SK15 2RT	STALYBRIDGE SOUTH	23	27	0.8662	FPP	13/00807/FUL23no. houses (Approved 24/01/2014). 12/01162/FUL 26 apartments & 11 houses (Refused 25/03/2013). 10/00234/FUL Renew 06/01776/FUL (Approved 10/06/2010). 06/01776/FUL Demolition of existing buildings & erect 16 dwellings (Approved 16/03/2007). 05/00930/OUT Demolition of existing hostel and nursing home and construction of 48no. apartments, coach house and detached dwelling house (Withdrawn 03/08/2005).	Former nursing home now demolished and site cleared
ST171A	0-5	LAND AT REAR OF 243-245 MOTTRAM ROAD	STALYBRIDGE	SK15 2RF	STALYBRIDGE SOUTH	4	12	0.3258	FPP	13/00199/FUL Extend time limit 09/01108/FUL (Approved 13/05/2013). 09/01108/FUL Extend time limit for 04/01846/FUL (Approved 01/04/2010). 05/00926/OUT Demolition of existing house and construction of apartments (Withdrawn 22/07/2005). 04/01846/FUL Renew 99/P/0828/FL (Approved 02/02/2005)	Rear gardens

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
ST182.2	0-5	13-15 STAMFORD STREET	STALYBRIDGE	SK15 1JP	STALYBRIDGE NORTH	2	196	0.0102	EXP	09/00713/FUL Conversion of property into 2no. additional flats (Approved 11/11/2009). 06/01355/FUL Erect new cafe with 1st floor residential accommodation (Approved 15/05/2007). 01/01101/FUL Change of use from offices to residential unit (Approved 06/11/2001)	Conversion of existing property.
ST201	0-5	STALYBRIDGE CLINIC, STAMFORD STREET	STALYBRIDGE	SK15 1JZ	STALYBRIDGE NORTH	15	42	0.3574	EXP	12/00890/NDM Demolition (Approved 19/10/2012). 12/00896/CON Demolition of former Stalybridge Clinic (Approved 26/10/2012). 03/00311/R3D Application for either residential, or offices (B1) or Leisure (D2) use OUTLINE (Approved 12/05/2003)	Former clinic site - now demolished, located on northern bank of River Tame.
ST204	0-5	39A MELBOURNE STREET	STALYBRIDGE	SK15 2JJ	DUKINFIELD STALYBRIDGE	4	388	0.0103	EXP	12/00787/MATCH Minor changes (29/08/2012). 09/00805/FUL 2 additional apartments (23/11/2009) 5 in total. 09/00494/FUL CU of lower g/f to 2 Apartments (04/09/2009). 03/00654/FUL Conversion of upper floors to 3 apartments (Apartments 19/06/2003)	Former mill/warehouse building located adjacent to the Huddersfield Narrow Canal in the Stalybridge Town Centre Conservation Area
ST506.2	0-5	LAND TO REAR OF 81-95 RIDGE HILL LANE	STALYBRIDGE		STALYBRIDGE NORTH	10	37	0.2737	OPP	11/00644/OUT Ext time limit 08/00649/OUT (Approved 20/10/2011). 08/00649/OUT 10 houses (Approved 08/08/2008). 06/01278/REM 5 bungalows (Approved 18/12/2006). 06/00109/OUT 5 houses (Approved 19/05/2006)	Open space/ Amenity land

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
ST528	0-5	FARM BUILDING AT MOORFIELD FARM JOHN STREET, HEYROD	STALYBRIDGE	SK15 3DN	STALYBRIDGE NORTH	2	12	0.1674	UC	09/01045/FUL 2 Dwellings (Approved 03/02/2010). 07/00390/FUL Change of use of barn to 3 dwellings (Approved 20/06/2007). 05/01264/FUL Conversion of farm building into 3no. dwelling houses (Refused 18/11/2005).	Agricultural/light industrial building located within the greenbelt.
ST550	0-5	SIDE GARDEN AT 173 MOTTRAM ROAD	STALYBRIDGE	SK15 2QX	STALYBRIDGE SOUTH	1	42	0.0238	UC	06/01371/FUL Erection of 1no. 3-storey attached dwelling (Approved 06/09/2007)	Side garden
ST556	0-5	POLICE STATION SITE CORPORATION STREET	STALYBRIDGE	SK15 3AA	DUKINFIELD STALYBRIDGE	15	183	0.0819	SHLAA	06/01859/CON Demolition of police station and redevelopment to provide commercial and residential accommodation in line with 06/01853/OUT (Approved 05/04/2007). 06/01853/OUT Demolition of existing building & erect building comprising restaurant & 27 apartments (Approved 13/04/2007)	Former police station in the centre of Stalybridge town centre.
ST566	0-5	KELVIN WORKS 4 KELVIN GROVE, HUDDERSFIELD ROAD, MILLBROOK	STALYBRIDGE	SK15 3JL	STALYBRIDGE NORTH	3	34	0.087	UC	12/00042/PLCOND Discharge of Planning Conditions 2, 3, 4 & 7 to 12/00077/FUL (Pending). 12/00077/FUL Conversion of building into 3 houses (Approved 26/03/2012). 12/00078/CON Demolition of single storey rear extension (Approved 20/03/2012). 07/01002/FUL Re-use & extension to existing building to create 12 apartments (Approved 13/12/2007)	Formerly 3no. Terraced properties converted into a commercial building during 1980s. Property currently vacant and located within the Millbrook Conservation Area.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
ST569	0-5	SITE OF FORMER CHRIST CURCH, QUARRY STREET	STALYBRIDGE		DUKINFIELD STALYBRIDGE	8	30	0.2658	EXP	10/00929/FUL Extend time limit of extant planning permission ref 07/01222/FUL (Approved 02/03/2011). 07/01222/FUL Erect 16no. 3-bed houses & 1no. 3-bed maisonette (Approved 14/03/2008).	Former site of church.
ST572	0-5	VICTORIA HOUSE VICTORIA STREET, MILLBROOK	STALYBRIDGE	SK15 3HY	STALYBRIDGE SOUTH	1	9	0.1175	UC	12/01157/FUL Conversion of existing building to 2 houses (Approved 14/02/2013). 11/00677/MATCH Non-material amendment to 08/00571/FUL (Approved 23/12/2011). 11/00053/PLCOND Discharge Conditions to 08/00571/FUL (Refused 23/12/2011). 11/00504/FUL Renewal of 08/00571/FUL (Approved 09/08/2011). 08/00571/FUL Conversion of building to 4 Houses (Approved 28/07/2008)	Former mill office to demolished Staly (Kershaw) Mill, located in the Millbrook Conservation Area.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
06/00151/OUT	6-10	LAND AT BANKSIDE WALK HATTERSLEY REGENERATION SITE 18	HYDE		HYDE GODLEY	12	33	0.3657	OPP	06/00151/OUT Residential development on land to north and south of Fields Farm off Fields Farm Road, Hyde: Sites 18, 19 & 20. Site 18 to deliver approximately 12-14no. dwellings (Approved 17/03/2006)	Former housing site now grassed.
09/00759/OUT	6-10	LAND AT MILVERTON AVENUE HATTERSLEY REGENERATION SITE 11	HYDE		HYDE GODLEY	55	53	1.0428	OPP	09/00759/OUT Residential development for approx. 55no. Units with 5 year permission (Approved 14/12/2009). 06/00150/OUT Residential development (Approved 17/03/2006). 01/01115/NDM (02/11/2001)	Former housing site and wasteland bound by railway line to west and south.
09/00760/OUT	6-10	HATTERSLEY REGENERATION SITES 12 13 14 15 16 17 AND 19	HYDE		LONGDENDAL E	192	57	3.3582	OPP	09/00760/OUT Residential development of approx. 192no. homes on Sites 12, 13, 14, 15, 16, 17, 19 & 20. Comprising Site 12-13no dwellings, Site 13-23no. dwellings, Site 14-73no dwellings, Site 15-8no dwellings, Site 16-31no dwellings, Site 17- 20no dwellings, Site 19-21no dwellings and Site 20-3no dwellings (Approved 09/12/2009).	Former housing sites
09/00761/OUT	6-10	CLEARED SITE AND LAND OFF BUNKERS HILL ROAD HATTERSLEY REGENERATION SITE 23	HYDE		LONGDENDAL E	22	56	0.3931	OPP	09/00761/OUT Residential development of approx. 22 homes on SITE 23 (Approved 14/12/2009). 06/00155/OUT Residential Development with Site 23 to deliver approx. 14-16no. dwellings (Approved 17/03/2006)	Former housing site now comprising areas of grass and hard-standing.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
09/00762/OUT	6-10	LAND EAST OF DAWLISH CLOSE HATTERSLEY REGENERATION SITE 24	HYDE		LONGDENDAL E	40	47	0.8489	OPP	09/00762/OUT Residential development for approx. 40no. Homes - Site 24 (Approved 14/12/2009). 06/00154/OUT Residential development (Approved 17/03/2006)	Overgrown wasteland
11/00214/OUT	6-10	LAND AT PADSTOW WALK MOTTRAM ROAD HATTERSLEY REGEN SITE 6 AND 7	HYDE		HYDE GODLEY	14	31	0.4533	OPP	11/00214/OUT Renew 06/00142/OUT for residential development (Approved 17/06/2011). 08/00068/REM Residential development of 70 houses REM Sites 3 & 5 (Approved 31/03/2008). 06/00152/OUT Residential development (Approved 17/03/2006)	Former housing site.
AH02	6-10	LAND TO THE SIDE OF 74 BRISTOL AVENUE	ASHTON	OL6 8TZ	ASHTON HURST	1	24	0.0419	SHLAA	No previous planning consents relating to residential development.	Large well maintained side garden area.
AH07	6-10	LAND BETWEEN 200 AND 202 SMALLSHAW LANE	ASHTON	OL6 8RA	ASHTON HURST	2	56	0.0359	SHLAA	No previous planning consents relating to residential development.	Hard-standing used as informal parking area for adjacent park & surrounding residents.
AH08	6-10	LAND BETWEEN 22 AND 24 SYCAMORE CRESCENT	ASHTON	OL6 8PS	ASHTON HURST	2	34	0.0583	SHLAA	No previous planning consents relating to residential development.	Area of enclosed waste land between houses. Pathway to the side

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AH09	6-10	PLOTS TO THE SIDE OF 138 AND 151 KINGS ROAD	ASHTON	OL6 8EZ	ASHTON HURST	2	35	0.0567	SHLAA	No previous planning consents relating to residential development.	Areas of wasteland at either end of the terrace. Unmade/ overgrown.
AH18	6-10	GARAGE COURT ON HILLSIDE CRESCENT	ASHTON	OL6 9DG	ASHTON HURST	2	35	0.0575	SHLAA	No previous planning consents relating to residential development.	MOD storage garages. Enclosed with security fencing and well maintained.
AH19	6-10	LAND ON MARNE AVENUE	ASHTON	OL6 9DW	ASHTON HURST	2	38	0.0533	SHLAA	No previous planning consents relating to residential development.	Area of grassed amenity space.
AH20	6-10	GARAGE PLOT AT THE END OF MARNE AVENUE	ASHTON	OL6 9DW	ASHTON HURST	6	48	0.124	SHLAA	No previous planning consents relating to residential development.	Lock up garages & surrounding land.
AS057	6-10	9-15 WELLINGTON STREET AND 6-10 WOOD STREET	ASHTON	OL6 6AJ	ST PETER'S	7	262	0.0267	EXP	10/00004/PLCOND Discharge Conditions 2, 5, 6 & 7 of 05/00287/FUL (Approved 16/03/2010). 05/00287/FUL Residential & commercial development comprising ground floor retail unit & 14 flats at 9-15 Wellington Street (Approved 30/03/2005)	Vacant site

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AS106.3	6-10	1-3 LEICESTER STREET	ASHTON	OL7 9AE	ASHTON WATERLOO	11	126	0.0872	EXP	08/01183/FUL Demolition of dilapidated warehouse and dwelling and construction of 14no. Apartments on 4-floors with car parking (Approved 15/01/2009)	Dilapidated warehouse and dwelling.
AS116	6-10	19A CORKLAND STREET AND ADJOINING LAND	ASHTON	OL6 6QT	ASHTON ST MICHAEL'S	3	68	0.044	EXP	08/01242/OUT Proposed residential - outline 3no. Houses (Approved 17/11/2008).	Flat site used for storage of commercial vehicles.
AS122.2	6-10	2 LAND PARCELS AT REAR OF 21 DELAMERE ST AND 30 BOOTH ST	ASHTON	OL6 7LZ	ST PETER'S	35	414	0.0845	EXP	10/00421/FUL Extend time limit 07/01039/FUL (Approved 08/12/2010). 10/00440/CON Extension of time limit to commence demolition ref 07/01074/CON (Approved 16/07/2010). 07/01039/FUL 22no. 1-bed flats, 13no. 2-bed flats & 2no. Retail units fronting Delamere Street (Approved 20/11/2007). 07/01074/CON Demolition of existing buildings (Approved 20/11/2007).	Site of former shop, wooden band hut and car park with permission for use as a temporary car park until 31 October 2018.
AS191A	6-10	203-203A STAMFORD STREET CENTRAL	ASHTON	OL6 7QB	St PETER'S	20	403	0.0496	WRIT	10/00606/CON Written Off - Article 36 (13) (a) DMPO 2010 Ext time limit for redevelopment 07/01136/CON (Withdrawn 07/03/2014). 10/00601/FUL Written Off – Article 36 (13) DMPO 2010 Extension of time limit to implement redevelopment site to 2 retail units and 20 flats ref 07/01140/FUL (Withdrawn 07/03/2014). 07/01136/CON Demolition of all buildings (Approved 20/11/2007). 07/01140/FUL Demolition of existing buildings and construction of 2 retail units and 20 apartments (Approved 20/11/2007). 05/01263/CON To retain façade of 203 Stamford Street and demolish remainder properties (Withdrawn 01/12/2005).	Vacant club/car park.

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AS191B	6-10	205-217 STAMFORD STREET CENTRAL	ASHTON	OL6 7QB	St PETER'S	76	595	0.1277	WRIT	13/00123/CON Removal of Condition 2 ref 10/00608/CON to allow demolition (Approved 30/04/2013). 10/00607/FUL Written Off - Article 36 (13) (a) DMPO 2010 Ext time limit for 07/01135/FUL (Withdrawn 07/03/2014). 10/00608/CON Extension of time for demolition ref: 07/01138/CON (Approved 07/10/2010). 10/00267/FUL Extension of time limit to implement redevelopment ref 07/01135/FUL (Refused 10/06/2010). 10/00279/CON Extension of time limit for demolition ref 07/01138/CON Demolition of all buildings (Approved 20/11/2007). 07/01135/FUL Demolition of existing buildings and construction of 7 retail units and 76no. 1 and 2 bed apartments (Approved 20/11/2007).	Cleared site of former commercial units/bars.
AS214	6-10	GARAGE SITE ADJACENT 49 POTTINGER STREET	ASHTON		ST PETER'S	1	41	0.0243	EXP	08/00936/FUL Removal of existing garages and development of 2-bed bungalow with associated parking and landscaping (Approved 21/10/2008). 08/00481/OUT Demolition of garages & erection 1 bungalow (Approved 12/08/2008). 02/00412/OUT 1 house (Approved 30/07/2002)	Garage site located adjacent to 49 Pottinger Street
AS215	6-10	LAND AT ST PETERS STREET ST PETERSFIELD	ASHTON		ST PETER'S	21	92	0.2284	SHLAA	Site forms part of St. Petersfield and has been identified for residential redevelopment.	Site forms part of St. Petersfield and has been identified for residential redevelopment.
AS215B	6-10	HENRY SQUARE DOA LAND BOUNDED BY STAMFORD STREET WEST WELBECK STREET SOUTH HODGSON STREET AND MARAGRET STREET	ASHTON		ST PETER'S	28	90	0.3118	EXP	07/01684/FUL Demolition of existing building and redevelopment to comprise 90no. Residential units in 4, 5 and 7 storeys, associated car parking, access and landscaping (Approved 18/02/2008)	Former fire station site forms part of the Henry Square Development Opportunity Area.

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AS218	6-10	GARDEN ADJACENT TO 13 NORMAN ROAD	ASHTON	OL6 8QG	ASHTON HURST	1	37	0.0268	SHLAA	12/00314/FUL 2no. houses (Refused 13/09/2012). 06/01409/FUL Amendment to 02/00851/FUL 1no. Detached dwelling (Approved 21/11/2006). 02/00851/FUL Erection of 1 house on adjacent land (Approved 08/08/2002)	Garden site.
AS230	6-10	SITE OF HURST METHODIST JUNIOR SCHOOL LEES ROAD ASHTON	ASHTON	OL6 8EH	ASHTON HURST	24	30	0.7889	WITH	05/00973/OUT Erection of 86no. Apartments in 2 and 3 storey blocks with 102 parking spaces (Withdrawn 23/08/2005). 03/00382/R3D Residential development (Approved 21/05/2003).	Former School site.
AS237.2	6-10	FORMER WESLEYAN SCHOOL CORNER OF CROWN STREET AND MILL LANE	ASHTON	OL6 7PQ	ST PETER'S	6	184	0.0326	EXP	09/01042/FUL Extend time limit 06/01496/FUL (Approved 10/06/2010). 09/01063/CON Extend time limit ref 06/01497/CON (Approved 10/06/2010). 06/01496/FUL Erection of 35 flats (Approved 08/12/2006). 06/01497/CON Demolition of all buildings previously approved for demolition ref 03/00632/FUL (Approved 08/12/2006). 06/00222/CON Demolition of former Wesleyan Church (Withdrawn 14/08/2006). 06/00221/FUL New building containing 40 apartments (Withdrawn 14/08/2006). 04/01603 Demolish warehouse & factory & erect 27 flats – amendment to 03/00632/FUL (Approved 22/12/2004). 04/01241/FUL Construction of additional apartments to provide 34 in total and alterations to elevations on previously approved scheme ref 03/00632/FUL (Withdrawn 28/09/2004). 04/00227/FUL Construction of additional 6 apartments further to existing approval 03/00632/FUL for 20 apartments (Refused 14/04/2004). 03/00632/FUL Demolition of existing warehouse & factory & erection of 20 flats (Approved 26/08/2003). 03/00679/CON Demolition of the former Wesleyan Chapel (Approved 26/08/2003).	19th century building formally used as Wesleyan Sunday School now vacant.

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AS529	6-10	79 STAMFORD STREET EAST	ASHTON	OL6 6QQ	ASHTON ST MICHAEL'S	4	89	0.0447	EXP	08/00354/FUL Amendment to 05/00989/FUL to erect 2-storey side extension & 2-storey rear extension & conversion of dwelling into 5 flats (Approved 13/05/2008). 07/01509/FUL Amendment to existing approval 05/00989/FUL for conversion of existing dwelling to form 6no. Self-contained flats (Withdrawn 12/02/2008). 05/00989/FUL Erection 2-storey side extension to form 1 flat and conversion of dwelling into 3 flats (Approved 24/08/2005).	Large 19th century residential property.
AS533B	6-10	BIRCH HOTEL: LAND TO REAR OF BIRCH STREET	ASHTON	OL7 0DZ	ST PETER'S	28	126	0.2226	EXP	09/00608/REM 28 apartments (Approved 12/11/2009). 06/01063/FUL Erect 7 houses (Approved 02/04/2008). 06/01062/OUT Erect 4-storey apartment block (Approved 13/10/2006). 04/01223/OUT Conversion of public house to 35 dwellings comprising apartment building and houses (Approved 10/01/2005).	Site of former public house, which closed following the construction of the M60 motorway.
AS559	6-10	174 WHITEACRE ROAD	ASHTON	OL6 9PS	ASHTON ST MICHAEL'S	1	189	0.0053	EXP	05/01196/FUL Change of use from shop to dwelling house (Approved 03/10/2005).	Shop located within terraced block in high density residential area.
AS566	6-10	GOLDGEM INTERNATIONAL LTD, CAVENDISH STREET, ASHTON	ASHTON	OL6 7BF	ST PETER'S	40	91	0.4412	EXP	07/00261/OUT Mixed use development including max of 110 units, B1, A1, A2, A3 & A4 (Approved 01/06/2007). 05/01693/OUT Development of flats and/or houses & retail unit (Refused 17/02/2006) 05/01340/OUT Demolish existing & erect 18 flats, 1 retail unit & 13 houses (Withdrawn 25/11/2005)	Rectangular employment site on junction of Cavendish Street and Katherine Street.

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AS573.2	6-10	SITE OF 1-5 HARDWICK STREET AND 130 MOSS STREET WEST	ASHTON		ST PETER'S	1	55	0.0182	EXP	08/00968/FUL Erection of 1no. Detached bungalow (Approved 13/10/2008)	Light industrial/ part vacant plot.
AS581	6-10	130 TAUNTON ROAD	ASHTON	OL7 9EE	ASHTON WATERLOO	3	196	0.0153	EXP	06/00524/FUL Change of use to 1no. 2-bed and 2no. 1-bed flats. Erection of extension to rear to form 2-bedrooms at first floor level with parking underneath (Approved 30/05/2006)	Vacant works located end of terrace block within high density residential area.
AS582	6-10	GARAGE SITE AT WILSHAW PLACE	ASHTON		ASHTON WATERLOO	9	142	0.0632	EXP	07/00123/FUL Three storey block containing 9no. Flats (Approved 10/05/2007). 06/00595/FUL Erection of 9no. Apartments (Approved 09/06/2006).	Gorge site.
AS595	6-10	8 CHURCH STREET	ASHTON	OL6 6XE	ST PETER'S	18	340	0.0529	EXP	06/01019/FUL Demolition of lean to building, alteration of existing building and construction of new extension to form 18no. New apartments (Approved 08/12/2006)	Run down former industrial/ storage building.
AS604	6-10	PREMISES AND LAND AT 239 MOSSLEY ROAD	ASHTON	OL6 6LN	ASHTON ST MICHAEL'S	9	160	0.0563	EXP	08/00008/FUL Part 3-storey, part 4-storey block containing 9no. Apartments (Approved 26/02/2008).	Works building

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AS620	6-10	112 QUEENS ROAD	ASHTON	OL6 8EL	ASHTON ST MICHAEL'S	1	115	0.0087	EXP	07/00844/FUL Change if use of ground floor from shop - Class A1- to 1-bed flat (Approved 15/08/2007). 07/01737/FUL Conversion of shop premises and first floor above into 1no. 4-bed hose (Approved 13/02/2008).	End terrace property with commercial use on the ground floor.
AS629	6-10	142 STAMFORD STREET CENTRAL	ASHTON	OL6 6AD	ST PETER'S	4	260	0.0154	EXP	07/01170/FUL Change of use of upper floors to 4no. Flats and creation of new doorway on Stamford Street (Approved 22/11/2007)	Building currently vacant.
AS634	6-10	HANOVER MILL FITZROY STREET	ASHTON	OL7 0TL	ST PETER'S	24	141	0.1699	EXP	08/00001/FUL Conversion of premises into 24no. Apartments and layout associated car parking and landscaping (Approved 04/04/2008)	2-Stoey former mill building last used as a nursery/storage depot, adjacent to residential properties
AS635	6-10	FORMER LEGENDS PH, 149 STAMFORD STREET	ASHTON	OL6 6DL	St PETER'S	7	153	0.0458	EXP	07/01562/FUL Conversion of outbuilding and first and second floor into 7no. 1-bed and 1no. 2-bed apartments (Approved 22/01/2008).	Large former iconic and prominent pub building in poor condition - including several floors above with windows removed. Within conservation area.
AS653	6-10	173 UNION STREET	ASHTON	OL6 8NL	ST PETER'S	18	249	0.0724	EXP	08/00693/OUT Erection of 18no. New build flats in 2no. Separate 3-storey blocks - OUTLINE (Appeal Upheld 04/02/2009)	Vehicular repair garage located on junction of Union Street and Alexandra Road

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
ASM03	6-10	LAND BETWEEN AND TO THE REAR OF 24-26 CEDAR STREET	ASHTON		ASHTON ST MICHAEL'S	6	34	0.1753	SHLAA	No previous applications relating to residential development on this site	Access way to lock up garage plot at the rear. Rough unmade flat area of land.
ASM04	6-10	LOCK UP GARAGE PLOT ON BOARD STREET	ASHTON		ASHTON ST MICHAEL'S	3	78	0.0383	SHLAA	No previous applications relating to residential development on this site	Run down lock ups & surrounding overgrown grassed land
ASM08	6-10	LAND BETWEEN 56 AND 58 LEECH AVENUE	ASHTON	OL6 8HH	ASHTON ST MICHAEL'S	3	32	0.0935	SHLAA	No previous applications relating to residential development on this site	Large side gardens belonging to two neighbouring semi-detached houses.
ASM09	6-10	LAND BETWEEN 44 AND 46 LEECH AVENUE	ASHTON	OL6 8HH	ASHTON ST MICHAEL'S	4	44	0.0915	SHLAA	No previous applications relating to residential development on this site	Enclosed grassed area with some trees and shrubs. Maintained but unused.
ASM13	6-10	CLAREMONT STREET MOTORS, QUEENS ROAD	ASHTON	OL6 8EL	ASHTON ST MICHAEL'S	6	68	0.0886	SHLAA	No previous applications relating to residential development on this site	Commercial premises including buildings and yard area.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
ASM15	6-10	GARAGES ON CURZON ROAD STANHOPE STREET	ASHTON		ASHTON ST MICHAEL'S	4	94	0.0427	SHLAA	No previous applications relating to residential development on this site	Triangular plot with lock up garages facing onto the roads.
ASM16	6-10	GARAGE PLOT ON STANHOPE STREET TO REAR OF 2-14 DIXON STREET	ASHTON		ASHTON ST MICHAEL'S	1	21	0.0474	SHLAA	No previous applications relating to residential development on this site	Lock up garages varying in condition and use on thin rectangular strip.
ASM17	6-10	GARAGE PLOT ON JUNCTION OF BOTANY LAND AND HOLDEN STREET	ASHTON		ASHTON ST MICHAEL'S	15	69	0.2176	SHLAA	No previous applications relating to residential development on this site	Large site with many lock up garages. Varying in condition & use.
ASM19	6-10	LAND ADJACENT TO 8 POT HILL SQUARE	ASHTON	OL6 9JY	ASHTON ST MICHAEL'S	1	38	0.0262	SHLAA	No previous applications relating to residential development on this site	Unused area of flat hard standing.
ASM22	6-10	LAND ADJACENT TO 66 SMITHY GROVE	ASHTON	OL6 9LD	ASHTON ST MICHAEL'S	2	74	0.0272	SHLAA	No previous applications relating to residential development on this site	Flat used area of hard standing between houses.

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ASM23	6-10	LAND ADJACENT TO 34 SMITHY GROVE	ASHTON	OL6 9LD	ASHTON ST MICHAEL'S	2	88	0.0227	SHLAA	No previous applications relating to residential development on this site	Flat used area of hard standing between houses.
ASM24	6-10	LAND AROUND HURST BROOK/ COTTINGHAM DRIVE/ HOLDEN STREET	ASHTON		ASHTON ST MICHAEL'S	8	29	0.2714	SHLAA	No previous applications relating to residential development on this site	Open grassed areas between houses. Some flat sections.
ASM28	6-10	LAND TO THE SIDE OF 30 HUTTON AVENUE	ASHTON	OL6 6QY	ASHTON ST MICHAELS	1	26	0.038	SHLAA	No previous applications relating to residential development on this site	Garden land and part of rear access, substation and garage plot. Some trees.
ASM29	6-10	SYCAMORE INN 4 STAMFORD SQUARE	ASHTON	OL6 6QX	ASHTON ST MICHAELS	12	99	0.1207	SHLAA	No previous applications relating to residential development on this site	Pub and large car park to the rear. Car park access from Mellor Road.
ASM35	6-10	WORKS UNIT ON RUTLAND STREET	ASHTON	OL6 6TX	ASHTON ST MICHAELS	10	43	0.2306	SHLAA	No previous applications relating to residential development on this site	Large works building and yard area.

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ASM40	6-10	225 AND 227 MOSSLEY ROAD	ASHTON	OL6 6LN	ASHTON ST MICHAELS	10	38	0.2605	SHLAA	No previous applications relating to residential development on this site	Car park, buildings and yard areas. Both occupied (Tameside Deaf Institute & warehouse/ works)
ASM41	6-10	THE CHURCHES OFF CURRIER LANE	ASHTON		ASHTON ST MICHAELS	1	3	0.3856	UC	12/01159/MATCH Non-material amends to 11/00144/REM 3 houses (Approved 29/01/2013). 11/00144/REM 3no. Detached houses of 97/00047/OUT (Approved 09/06/2011).	Large plot with house and garden to rear of houses on Currier Lane.
ASM44	6-10	GARDENS TO THE SIDE OF 15 AND 17 PALACE ROAD	ASHTON	OL6 8HJ	ASHTON ST MICHAELS	1	21	0.0478	SHLAA	No previous applications relating to residential development on this site	Adjoining side garden areas.
ASM46	6-10	CARR STREET AND CARR STREET WORKS	ASHTON	OL6 8ES	ASHTON ST MICHAELS	7	43	0.1633	SHLAA	No previous applications for residential development on this site.	Former industrial buildings and land to the side.
ASP09	6-10	SIDE OF 88 SOUTH STREET AND 103 PELHAM STREET	ASHTON	OL7 0HU	ST PETER'S	1	45	0.0221	SHLAA	No previous applications for residential development on this site.	Side garden of two end terraces

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ASP11	6-10	LAND TO THE SIDE OF 62 CROWTHORN ROAD	ASHTON	OL7 0DJ	ST PETER'S	1	39	0.0256	SHLAA	No previous applications for residential development on this site.	Enclosed side garden area.
ASP12	6-10	LAND TO THE SIDE OF 30 MANSFIELD STREET	ASHTON	OL7 0HF	ST PETER'S	2	45	0.0444	SHLAA	No previous applications for residential development on this site.	Overgrown wasteland associated with adjacent works.
ASP15	6-10	LAND TO THE SIDE OF 25 AND 27 MARLBOROUGH CLOSE	ASHTON	OL7 0HT	ST PETER'S	1	29	0.0349	SHLAA	No previous applications for residential development on this site.	Side garden area. Overgrown & untidy.
ASP16	6-10	LAND TO THE SIDE OF 108 KELVIN STREET ASHTON	ASHTON	OL7 0JE	ST PETER'S	1	87	0.0115	SHLAA	No previous applications for residential development on this site.	Enclosed gap between terrace rows used as enclosed garden area.
ASP19	6-10	LAND CORNER OF CHURCH STREET AND GREY STREET	ASHTON		ST PETER'S	6	50	0.1207	SHLAA	06/01727/FUL Erection of a four storey building comprising of 2no. shops on the ground floor and 6no. flats above, layout and associated car parking spaces (Withdrawn 17/01/2007)	Area of hard standing used as town centre pay and display car park.

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ASP23	6-10	WILLIAMS FREE HOUSE MARLBOROUGH STREET	ASHTON	OL7 0ET	ST PETER'S	4	268	0.0149	SHLAA	No previous applications for residential development on this site.	Former club building
ASP25	6-10	CAR PARK AT WOOD STREET/DELAMERE STREET	ASHTON	OL6 7NB	ST PETER'S	21	247	0.0851	SHLAA	10/00524/FUL Temp car park (03/08/2010). 10/00421/FUL Ext time of 07/01039/FUL (08/12/2010). 10/00440/CON Ext time for 07/01074/CON (16/07/2010). 07/01039/FUL Erection of 35 flats & 2 retail units (20/11/2007). 07/01074/CON Demolish buildings (20/11/2007)	Surface car park & underutilised plot
ASP26	6-10	WELLINTON STREET BOOTH STREET CAR PARK WYCH STREET	ASHTON		ST PETER'S	24	263	0.0913	SHLAA	No previous applications for residential development on this site.	Surface car park
ASP28	6-10	GARAGES WORKS AND 39-41 HILL STREET PORTLAND STREET	ASHTON		ST PETER'S	24	51	0.4708	SHLAA	No previous applications for residential development on this site.	Works and yard fall within UDP Policy E2 (2) Development Opportunity Area
ASP29	6-10	PORTLAND STREET/ BENTICK STREET/ WORKS BUILDING/ PORTLAND STREET SOUTH	ASHTON		ST PETER'S	12	49	0.2447	SHLAA	No previous applications for residential development on this site.	Works and yard falls within UDP Policy E2(2) Development Opportunity Area

Site Reference		Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
	2014										
ASP30	6-10	BUILDERS YARD BANK STREET/BENTICK STREET	ASHTON		ST PETER'S	25	51	0.4864	SHLAA	No previous applications for residential development on this site.	Builders merchants falls with UDP Policy E2 (2) Development Opportunity Area
ASP31	6-10	WORKS BUILDING TO SOUTH OF BERKLEY STREET/CAVENDISH STREET	ASHTON		ST PETER'S	22	98	0.2235	SHLAA	No previous applications for residential development on this site.	Works and Mosque
ASP32	6-10	WORKS BUILDINGS SOUTH DEAN STREET/CAVENDISH STREET	ASHTON		ST PETER'S	20	102	0.1966	SHLAA	No previous applications for residential development on this site.	Works and welfare centre
ASP33	6-10	COTTON STREET EAST/ CAVENDISH STREET/CROSS STREET	ASHTON		ST PETER'S	10	54	0.1857	SHLAA	No previous applications for residential development on this site.	Retail showroom and car park
AU04	6-10	218 LUMB LANE	AUDENSHAW	M34 5RX	AUDENSHAW	1	11	0.0922	SHLAA	No previous applications for residential development on this site.	Large garden site. Public right of way along western boundary. Vehicular access off Lumb Lane.

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AU05	6-10	1 BRAMBLING CLOSE	AUDENSHAW	M34 5QZ	AUDENSHAW	1	42	0.0238	SHLAA	No previous applications for residential development on this site.	Large garden to side of house. Public footpath to east of site.
AU102	6-10	CLEARED GRASSED AREA BETWEEN PROVIDENCE STREET AND BYE STREET	AUDENSHAW		ST PETER'S	6	48	0.1259	SHLAA	No previous applications for residential development on this site.	Maintained grassed area with trees
AU103	6-10	LAND ON EAST STREET TO REAR OF CAR SHOWROOM	AUDENSHAW	M34 5BX	ST PETER'S	6	96	0.0626	SHLAA	No previous applications for residential development on this site.	Maintained grassed area with trees. Electricity Sub Station located to north of site.
AU105	6-10	HOOLEY HILL PUBLIC HOUSE GUIDE LANE	AUDENSHAW	M34 5BY	ST PETER'S	2	74	0.027	SHLAA	No previous applications for residential development on this site.	Public House
AU106	6-10	CAR PARK ASSOCIATED WITH SHOPPING PARADE, GUIDE LANE	AUDENSHAW		ST PETER'S	5	71	0.0701	SHLAA	No previous applications for residential development on this site.	Car park

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AU112	6-10	GARAGE AND FORECOURT ADJACENT TO 7 ENVILLE STREET	AUDENSHAW	M34 5FE	ST PETER'S	1	31	0.0323	SHLAA	No previous applications for residential development on this site.	Garages and forecourt.
AU113	6-10	QUEENS ARMS PUBLIC HOUSE GUIDE LANE	AUDENSHAW	M34 5HA	ST PETER'S	6	32	0.1886	SHLAA	No previous applications for residential development on this site.	Public house with large car park to side
AU114	6-10	THE WOODLANDS SHEPLEY ROAD	AUDENSHAW	M34 5DL	ST PETER'S	6	32	0.189	SHLAA	No previous applications for residential development on this site.	Large detached building in grounds. Previously used as a restaurant but since been converted to a guest house.
AU12	6-10	LAND AND BUILDINGS AT SOUTHERN END OF HERON DRIVE	AUDENSHAW	M34 5QX	AUDENSHAW	30	123	0.243	SHLAA	No previous applications for residential development on this site.	Flats with resident's car parking to north and east and communal gardens to west.
AU14	6-10	LUMB FARM LUMB LANE	AUDENSHAW	M34 5RU	AUDENSHAW	2	36	0.0553	SHLAA	No previous applications for residential development on this site.	Detached building with small grounds to south.

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AU18	6-10	NARROW STRIP OF LAND BETWEEN 45-47 ASSHETON AVENUE	AUDENSHAW		AUDENSHAW	1	25	0.0406	SHLAA	No previous applications for residential development on this site.	Grassed amenity space. Mounds. Previously garage plot
AU26	6-10	LAND ADJACENT TO 2 HOPKINSON AVENUE	AUDENSHAW	M34 3WZ	AUDENSHAW	2	32	0.0624	SHLAA	No previous applications for residential development on this site.	Square piece of land zoned 'unallocated' fenced off and in use as car park associated with adjacent factories.
AU29	6-10	LAND ADJACENT TO 91 ST ANNES ROAD	AUDENSHAW	M34 5AN	AUDENSHAW	1	44	0.0228	SHLAA	No previous applications for residential development on this site.	Maintained grassed area
AU31	6-10	LAND ADJACENT TO 127 ST ANNES ROAD	AUDENSHAW	M34 5AN	AUDENSHAW	1	34	0.0292	SHLAA	No previous applications for residential development on this site.	Two-storey semi-detached dwelling with large garden to side. Shed/summer house in garden
AU34	6-10	PLOT OF LAND ADJACENT TO 93 ST ANNES ROAD	AUDENSHAW	M34 5AN	AUDENSHAW	3	116	0.0259	SHLAA	No previous applications for residential development on this site.	Maintained grassed area

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AU40	6-10	WASTE LAND ADJACENT TO 17 ST ANNES ROAD	AUDENSHAW	M34 5AA	AUDENSHAW	3	51	0.0583	SHLAA	No previous applications for residential development on this site.	Maintained grassed area. One tree.
AU43	6-10	LAND ADJACENT TO 21 WELLINGTON STREET	AUDENSHAW	M34 5AD	AUDENSHAW	1	18	0.0561	SHLAA	No previous applications for residential development on this site.	Wasteland. Garage plots at northern and southern ends.
AU44	6-10	SIDE AND REAR GARDEN OF 1 COOK STREET	AUDENSHAW	M34 5DB	AUDENSHAW	2	40	0.0495	SHLAA	No previous applications for residential development on this site.	Gardens to side and rear of two-storey detached dwelling.
AU47	6-10	GARAGE PLOT AT SOUTHERN END OF GARDEN STREET	AUDENSHAW	M34 5DD	ST PETER'S	2	68	0.0296	SHLAA	No previous applications for residential development on this site.	Garage plot and gardens to rear of Cartwright Street.
AU48	6-10	GARAGE PLOT AT SOUTHERN END OF MOUNT PLEASANT STREET AND LAND TO REAR OF CARTWRIGHT STREET	AUDENSHAW	M34 5DF	ST PETER'S	6	55	0.1093	SHLAA	No previous applications for residential development on this site.	Garage plot.

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AU50	6-10	WASTELAND AT END OF STELFOX LANE	AUDENSHAW	M34 5HE	ST PETER'S	8	48	0.1674	SHLAA	No previous applications for residential development on this site.	Wasteland
AU51	6-10	GARDEN TO SIDE AND REAR OF 14 CHURCHFIELDS	AUDENSHAW	M34 5HZ	ST PETER'S	1	23	0.044	SHLAA	No previous applications for residential development on this site.	Garden to side/rear of two-storey semi-detached dwelling
AU52	6-10	LAND ADJACENT TO 157 DROYLSDEN ROAD	AUDENSHAW	M34 5ZT	AUDENSHAW	1	38	0.0264	SHLAA	No previous applications for residential development on this site.	Semi-detached dwelling at corner of Droylsden Road and North Drive. Side garden and adjacent Council owned triangular piece of land.
AU54	6-10	LAND BETWEEN 91 AND 117 DROYLSDEN ROAD	AUDENSHAW	M34 5SP	AUDENSHAW	1	56	0.0178	SHLAA	No previous applications for residential development on this site.	Private driveway for 91 with adjacent access to 2no. garages to rear (both in use).
AU55	6-10	LAND BETWEEN 48 AND 50 DROYLSDEN ROAD	AUDENSHAW	M34 5SW	AUDENSHAW	2	87	0.0231	SHLAA	No previous applications for residential development on this site.	Derelict land between terraces.

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AU56	6-10	LAND BETWEEN 18 AND 22 DROYLSDEN ROAD	AUDENSHAW	M34 5SW	AUDENSHAW	2	106	0.0188	SHLAA	No previous applications for residential development on this site.	Land between terraces currently used for residents parking and access to rear gardens of terraces. Large garden area to rear.
AU57	6-10	LAND ADJACENT TO 2 DROYLSDEN ROAD	AUDENSHAW	M34 5SW	AUDENSHAW	1	32	0.0316	SHLAA	No previous application for residential development on this site.	Maintained grassed/landscaped area between end terrace house and Williamson Lane.
AU58	6-10	BANCROFT PETROL STATION DROYLSDEN ROAD	AUDENSHAW	M34 5HJ	AUDENSHAW	6	50	0.1198	SHLAA	No previous applications for residential development on this site.	Large site in predominantly residential area. Currently in use (BP).
AU61	6-10	OAK HOUSE 103 MANCHESTER ROAD	AUDENSHAW	M34 5PY	AUDENSHAW	10	53	0.189	SHLAA	No previous applications for residential development on this site.	Office block with car parking. Adjacent to busy road junction
AU62	6-10	TROUGH GARAGE AUDENSHAW ROAD	AUDENSHAW	M34 5PT	AUDENSHAW	4	37	0.1087	SHLAA	No previous applications for residential development on this site.	Former petrol station, currently in use as car sales showroom and forecourt

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AU63	6-10	GARAGE PLOT ADJACENT TO 146 MANCHESTER ROAD	AUDENSHAW	M34 5PX	AUDENSHAW	2	26	0.0756	SHLAA	No previous planning applications for residential development on this site.	Triangular garage plot with only one garage on it. Bounded by main road and canal to the south.
AU65	6-10	REAR GARDENS OF 230 AND 234 MANCHESTER ROAD	AUDENSHAW	M34 5QR	AUDENSHAW	1	15	0.0687	SHLAA	No previous applications for residential development on this site.	Private garden area of detached and semi-detached dwellings
AU67	6-10	41 ALDWYN PARK ROAD	AUDENSHAW	M34 5NZ	AUDENSHAW	1	10	0.1021	SHLAA	04/00536/FUL 1no. Detached house (Approved 06/07/2004). 02/01163/OUT 1no. Dwelling houses (Approved 05/11/2002).	Extensive garden to side of semi-detached dwelling
AU68	6-10	DEPOT LUMB LANE	AUDENSHAW		AUDENSHAW	10	16	0.6133	SHLAA	No previous applications for residential development on this site.	Adjacent to Railway Line and M60
AU70	6-10	GAP BETWEEN 472 AND 474 AUDENSHAW ROAD	AUDENSHAW	M34 5PT	AUDENSHAW	2	65	0.0309	SHLAA	No previous applications for residential development on this site.	Unmade private access road

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AU71	6-10	LAND ADJACENT TO 393 AUDENSHAW ROAD	AUDENSHAW	M34 5PF	AUDENSHAW	6	31	0.1956	SHLAA	No previous applications for residential development on this site.	Side garden of two-storey semi-detached dwelling. Adjacent to railway line.
AU72	6-10	TRAFALGAR HOUSE 336 AUDENSHAW ROAD	AUDENSHAW	M34 5PJ	AUDENSHAW	1	9	0.1063	EXP	08/00217/FUL Convert from 2no. Units in basement to 3no. Units (Approved 04/08/2008).	Large 2-storey dwelling converted into flats
AU73	6-10	BLUE PIG 296-298 AUDENSAHW ROAD	AUDENSHAW	M34 5PJ	AUDENSHAW	15	62	0.24	SHLAA	No previous applications for residential development on this site.	Disused public house with large car park to rear
AU75	6-10	LAND ADJACENT TO 70-72 SIDMOUTH STREET	AUDENSHAW	M34 5NG	AUDENSHAW	1	10	0.105	SHLAA	No previous applications for residential development on this site.	Overgrown strip of land adjacent to railway line.
AU77	6-10	STAMFORD ROAD SUBSTATION ADJACENT TO 130 STAMFORD ROAD	AUDENSHAW	M34 5LA	AUDENSHAW	2	17	0.1195	SHLAA	No previous applications for residential development on this site.	Large plot of land adjacent to railway line with small substation roughly central.

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AU78	6-10	BIGWIGS PUBLIC HOUSE CORPORATION ROAD	AUDENSHAW	M34 5LP	AUDENSHAW	15	32	0.4669	SHLAA	No previous applications for residential development on this site.	Detached public house to front of site and large car park to rear with existing access off Corporation Road.
AU79	6-10	SIDE AND REAR GARDEN OF 3 OAK WALK	AUDENSHAW	M34 5LS	AUDENSHAW	1	12	0.0832	SHLAA	No previous applications for residential development on this site.	Large garden to side of detached bungalow.
AU84	6-10	SIDE GARDEN OF 7 WESTFIELD GROVE	AUDENSHAW	M34 5ET	AUDENSHAW	1	22	0.0463	SHLAA	No previous applications for residential development on this site.	Heavily planted side garden to two-storey semi-detached dwelling
AU85	6-10	CAR PARKING AREA TO SIDE OF 5 ST HILDAS VIEW	AUDENSHAW	M34 5JJ	AUDENSHAW	2	55	0.0363	SHLAA	No previous applications for residential development on this site.	Tarmac car parking area
AU88	6-10	OLD PACK HORSE PUBLIC HOUSE 234 STAMFORD ROAD	AUDENSHAW	M34 5EF	AUDENSHAW	8	62	0.1283	SHLAA	No previous applications for residential development on this site.	Prominent corner plot with detached public house to front and large car park to rear

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AU89	6-10	PILKINGTONS TILES JUNCTION OF STAMFORD ROAD AND 1 DENTON ROAD	AUDENSHAW	M34 5DY	AUDENSHAW	6	34	0.1768	SHLAA	No previous applications for residential development on this site.	Detached building with car parking/land to rear at junction of Stamford Road and Denton Road
AU92	6-10	YARD AND WORKS 16 STAMFORD ROAD	AUDENSHAW	M34 5LA	AUDENSHAW	8	180	0.0445	SHLAA	No previous applications for residential development on this site.	Yard associated with adjacent works.
AU96	6-10	REAR GARDENS OF 78-80 DENTON ROAD	AUDENSHAW	M34 5AY	AUDENSHAW	1	32	0.0309	SHLAA	No previous applications for residential development on this site.	Rear gardens of pair of semi-detached dwellings
AW02	6-10	LAND TO THE SIDE OF 2 KESWICK AVENUE	ASHTON	OL7 9JH	ASHTON WATERLOO	4	46	0.0873	SHLAA	No previous applications for residential development on this site.	Part open grassed amenity space and residents parking area.
AW07	6-10	LAND TO THE REAR OF 14 AND 17 RYDAL GROVE	ASHTON	OL7 9EX	ASHTON WATERLOO	4	51	0.0777	SHLAA	No previous applications for residential development on this site.	Area of wasteland to the rear of houses. Access onto Scaffell Avenue.

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AW09	6-10	REAR GARDENS OF BRAMPTON THE HURST HADDEN AND THE NEST	ASHTON	OL7 9DU	ASHTON WATERLOO	6	39	0.1554	SHLAA	No previous applications for residential development on this site.	Very long gardens associated with 4 houses. All gardens have rear boundary with Knowle Avenue. TPOs on site.
AW10	6-10	GARDEN TO THE SIDE OF 6 KNOWLE AVENUE	ASHTON	OL7 9DX	ASHTON WATERLOO	2	67	0.03	SHLAA	No previous applications for residential development on this site.	Side garden area. Trees/bushes to boundary.
AW12	6-10	GARAGE COURT ADJACENT TO 20 GLENTHORNE DRIVE	ASHTON	OL7 9DT	ASHTON WATERLOO	3	49	0.061	SHLAA	No previous applications for residential development on this site.	Lock up garage plot. Appears to be well used. TPOs on eastern boundary.
AW15	6-10	FORMER CLUB SCOUT HUT DEPOT AND SURROUNDING LAND AT KNOWLE AVENUE AND RICHMOND STREET	ASHTON		ASHTON WATERLOO	31	20	1.5548	SHLAA	No previous applications for residential development on this site. Pre application discussions with RP to develop the site for residential use.	Large site including dilapidated buildings, current scout hut, council depot, amenity space & overgrown wasteland. Access onto Knowle Avenue.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AW17	6-10	LAND ON JUNCTION OF BACK LANE AND RICHMOND STREET	ASHTON		ASHTON WATERLOO	6	28	0.2156	SHLAA	No previous applications for residential development on this site.	Grassed open amenity space. Former playground. Some trees to perimeter.
AW21	6-10	LAND TO THE REAR OF 61 TO 63 PENRITH AVENUE	ASHTON	OL7 9JQ	ASHTON WATERLOO	2	42	0.0477	SHLAA	No previous applications for residential development on this site.	Former garage plot with just one lock up garage remaining.
AW27	6-10	LAND TO THE SIDE OF 118 CRANBOURNE ROAD	ASHTON	OL7 9BW	ASHTON WATERLOO	1	30	0.0337	SHLAA	No previous applications for residential development on this site.	Side garden/ drive way.
AW28	6-10	WORKS UNIT ON MINTO STREET AND SURROUNDING LAND ON ELGIN STREET	ASHTON		ASHTON WATERLOO	4	42	0.0951	SHLAA	No previous applications for residential development on this site.	Works unit and adjacent yard/ garage plot. Within high density residential area.
AW34	6-10	DALE GROVE SCHOOL WILSHAW LANE	ASHTON	OL7 9RF	ASHTON WATERLOO	15	28	0.5398	SHLAA	12/00347/NDM Demolition of buildings (Approved 25/04/2012).	Former school buildings site

Site Reference		Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
	2014										
CFS09	6-10	LAND TO THE REAR OF 152-166 AUDENSHAW ROAD	AUDENSHAW		AUDENSHAW	2	24	0.0847	CFS	04/01857/OUT Erection of 1no. Pair of semi-detached houses (Refused 04/02/2005).	Green site with sheds and greenhouses, bounded by residential properties on Audenshaw Road and railway line to north.
CFS10	6-10	LAND ON THE CORNER OF ASH STREET AND SIDMOUTH STREET	AUDENSHAW		AUDENSHAW	2	38	0.0533	CFS	No previous planning applications for residential development on this site.	Garage site
CFS25	6-10	9 PEARL STREET	DENTON	M34 3GZ	DENTON WEST	5	55	0.0901	CFS	No previous applications for residential development on this site.	Premises in employment uses.
CFS27	6-10	LAND NORTH 185 EDGE LANE	DROYLSDEN		DROYLSDEN EAST	15	61	0.2479	SHLAA	No previous applications for residential development on this site.	Informal green space and site of demolished public house.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
CFS51	6-10	LAND AND BUILDING AT 19B MANCHESTER ROAD MOSSLEY	MOSSLEY	OL5 9PH	MOSSLEY	3	16	0.1906	CFS	No previous planning applications for residential development on this site.	Former works unit/restaurant adjoining terraced properties fronting Manchester Road with car parking to rear adjoin Huddersfield Narrow Canal. Site within protected green space with eastern edge located within Flood Zone.
CFS54	6-10	LAND JUNCTION CALLAND AVENUE AND LEECH STREET	GODLEY		HYDE GODLEY	1	15	0.0664	CFS	No previous planning applications for residential development on this site.	Sloping vacant land with trees/TPO areas adjoining Godley Brook with northern end of site within flood zone.
DE501	6-10	2 KENSINGTON GROVE	DENTON	M34 3GW	DENTON WEST	15	124	0.1206	EXP	Erection of 15no. Apartments with associated car parking and landscaping (Appeal Upheld 04/03/2005).	Existing residential dwelling and garden.
DE511	6-10	PREMISES ADJACENT TO 28 TOWN LANE	DENTON	M34 5EE	DENTON NORTHEAST	19	111	0.1714	EXP	04/01329/FUL Erection of 19no. 2-bed self-contained apartments on land adjacent to 28 Town Lane, Denton (Approved 23/12/2004).	Works units adjacent to 28 Town Lane.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
DE512	6-10	WORKS BUILDING 88-90 WILTON STREET	DENTON		DENTON NORTH EAST	18	63	0.2844	EXP	05/01137/OUT Residential development - outline (Approved 26/09/2005). 04/01581/OUT Residential development - Outline (Withdrawn 16/12/2004).	Employment site containing large works unit.
DE521	6-10	FORMER HOUSING SITE AT 2-12 KEATS AVENUE	DENTON		DENTON SOUTH	6	60	0.0994	EXP	05/01525/FUL Erection of 6no. Semi-detached dwellings (Approved 16/12/2005).	Former housing site.
DE528	6-10	3-5 QUEEN STREET	DENTON	M34 3PX	DENTON NORTH EAST	2	308	0.0065	EXP	06/00388/FUL Change of use from commercial to residential (Approved 02/05/2006).	Building in commercial use.
DE546	6-10	3-7 MANCHESTER ROAD	DENTON	M34 3JU	DENTON NORTH EAST	3	117	0.0256	EXP	07/00849/FUL Change of use of first floor to 3no. Apartments (Approved 10/09/2007).	Block of buildings in Denton town centre with commercial uses on ground floor.
DNE05	6-10	LAND ADJACENT TO 76 BROMSGROVE LANE	DENTON	M34 3DU	DENTON NORTH EAST	4	43	0.0934	SHLAA	No previous applications for residential development on this site.	Large scruffy communal garden area with double garage.

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DNE08	6-10	LAND BETWEEN FIR ROAD AND ACACIA AVENUE	DENTON	M34 6FA	DENTON NORTH EAST	8	59	0.1347	SHLAA	No previous applications for residential development on this site.	Area of wasteland used as informal parking area. Storage cabins on site & evidence of fly tipping.
DNS01	6-10	LAND ADJACENT TO 4 MARIE CLOSE	DENTON	M34 6EW	DENTON SOUTH	4	27	0.1474	SHLAA	No previous applications for residential development on this site.	House within large grounds and adjacent formal public amenity space.
DNS02	6-10	CRICKET CLUB CAR PARK OFF KENDAL AVENUE	DENTON	M34 7GZ	DENTON SOUTH	5	15	0.3229	SHLAA	No previous applications for residential development on this site.	Mix of hard standing & grassed area. Some trees.
DNS03	6-10	LAND REAR OF 1-17 MANCUNIAN ROAD OFF TATTON ROAD	DENTON		DENTON SOUTH	6	19	0.316	SHLAA	No previous applications for residential development on this site.	Mixture of hard standing and grassed amenity space. Some trees.
DNS05	6-10	LAND ADJACENT TO BAY HORSE 142 HAUGHTON GREEN ROAD	DENTON	M34 7GQ	DENTON SOUTH	4	22	0.1836	SHLAA	No previous applications for residential development on this site.	Spacious pub car park and grassed area used as a beer garden.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
DNS08	6-10	FORMER HOUSING SITE LAND ADJACENT TO LEWES AVENUE	DENTON	M34 7FR	DENTON SOUTH	10	45	0.22	SHLAA	No previous applications for residential development on this site.	Unmaintained amenity space/ overgrown wasteland
DNS09	6-10	FLETCHES ARMS PUBLIC HOUSE 445 STOCKPORT ROAD	DENTON	M34 6EG	DENTON SOUTH	8	27	0.2956	SHLAA	No previous applications for residential development on this site.	Large car park & detached pub building. Flat spacious site.
DNS19	6-10	TWO TREES SCHOOL 101 TWO TREES LANE	DENTON	M34 7QL	DENTON SOUTH	237	30	7.783	SHLAA	No previous residential planning applications on this site.	School buildings and surrounding playing fields/ hard standings. Bounded by residential area.
DNW01	6-10	ACRES INN 120 ACRES LANE	DENTON	M34 2AY	DENTON WEST	3	11	0.2634	SHLAA	No previous residential planning applications on this site.	Pub building, car park & wooded land to rear of houses.
DNW05	6-10	THE DANE BANK HOTEL WINDMILL LANE	DENTON	M34 2EY	DENTON WEST	12	33	0.368	SHLAA	No previous residential planning applications on this site.	Pub building, car park and rear beer garden. Large, flat rectangular site.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
DNW09	6-10	GRANADA FIELDS/ WINDSOR PARK LAND TO REAR ANSON ROAD/ WINDSOR ROAD	DENTON		DENTON WEST	200	32	6.2697	SHLAA	No previous planning applications for residential development on this site.	Large area, predominantly in grazing use or stable, with some ponds. Level with cul-de-sac entrance off Windsor Road
DR072.2	6-10	SITE OF 6 SHORT AVENUE	DROYLSDEN	M43 6UA	DROYLSDEN EAST	2	80	0.0251	EXP	08/00400/FUL 2 semi-detached properties (15/07/2008). 01/00194/FUL 4no flats on site of semi-detached shop & takeaway (20/04/2001). 00/00204/FUL Change of use of hot food takeaway with living accommodation to house (08/06/2000)	Cleared housing site
DR502A	6-10	MORNINGSIDE FURTHER EDUCATION CENTRE, FAIRFIELD AVENUE	DROYLSDEN	M43 6ED	DROYLSDEN EAST	9	51	0.1755	EXP	07/00559/REM Building comprising 18 apartments REM for 04/00369/OUT (Approved 20/08/2007). 04/00369/OUT Erection of 18 apartments - resubmission of 03/01399/OUT (Approved 30/04/2004)	Site of former education centre with a number of trees
DR508	6-10	208 MARKET STREET	DROYLSDEN	M43 7AZ	DROYLSDEN EAST	3	188	0.016	EXP	04/01877/FUL Erection of 3no. Flats and retail units (approved 05/06/2008).	Vacant site
DR524	6-10	GARAGE PREMISES AT 178 MOORSIDE STREET	DROYLSDEN	M43 7HG	DROYLSDEN EAST	6	85	0.0704	EXP	07/00834/OUT Demolition of existing garage/car repair premises and erection of 2-storey apartment block comprising 6no. Units (approved 12/11/2007).	Car repair garage and surrounding yard area.

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DR544	6-10	14 MARKET STREET	DROYLSDEN	M43 6EA	DROYLSDEN EAST	1	65	0.0155	EXP	08/00982/FUL Change of use from storage to 1no. 1-bed apartment (Approved 03/11/2008)	Storage unit.
DRE02	6-10	LAND ON THE CORNER OF KING STREET AND MARKET STREET	DROYLSDEN	M43 6DQ	DROYLSDEN EAST	8	115	0.0694	SHLAA	No previous residential planning applications on this site.	Overgrown wasteland
DRE03	6-10	CHRISTIAN CENTRE KING STREET	DROYLSDEN	M43 6TR	DROYLSDEN EAST	12	127	0.0946	SHLAA	No previous residential planning applications on this site.	Large two storey detached building and adjacent wasteland.
DRE04	6-10	LAND TO THE REAR OF 23-25 GORSEYFIELDS	DROYLSDEN		DROYLSDEN EAST	6	22	0.2784	SHLAA	No previous residential planning applications on this site.	Part open public amenity space and private rear gardens.
DRE09	6-10	LAND BETWEEN ARBROATH STREET/BAILEY STREET/EDGE LANE	DROYLSDEN		DROYLSDEN EAST	6	87	0.0688	SHLAA	No previous residential planning applications on this site.	Part open grassed amenity space and vacant wasteland.

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DRE10	6-10	LAND AT JUNCTION OF EDGE LANE AND ST ANDREWS AVENUE	DROYLSDEN	M43 6BG	DROYLSDEN EAST	15	81	0.1853	SHLAA	No previous residential planning applications on this site.	Part open amenity space and car repair garage yard, and buildings to the rear.
DRE12	6-10	DROYLSDEN WORKING MENS CLUB LLOYD STREET	DROYLSDEN	M43 6UB	DROYLSDEN EAST	18	55	0.3284	SHLAA	No previous residential planning applications on this site.	Run down club building and large car park.
DRE13	6-10	GARAGE PLOT HERBERT STREET	DROYLSDEN		DROYLSDEN EAST	1	13	0.0768	SHLAA	No previous residential planning applications on this site.	Enclosed garage plot associated with allotment site.
DRE19	6-10	LAND AT THE END OF PARK STREET	DROYLSDEN		DROYLSDEN EAST	5	30	0.1661	SHLAA	No previous residential planning applications on this site.	Triangular patch of open amenity space. Maintained but scruffy.
DRW02	6-10	PIG ON THE WALL PUBLIC HOUSE GREENSIDE LANE	DROYLSDEN	M43 7RA	DROYLSDEN WEST	10	45	0.2241	SHLAA	No previous residential planning applications on this site.	Pub building, car park and surrounding land.

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DRW11	6-10	119 GREENSIDE LANE	DROYLSDEN	M43 7UT	DROYLSDEN WEST	4	51	0.079	SHLAA	No previous residential planning applications on this site.	Car repair garage and yard
DRW14	6-10	362 MANCHESTER ROAD	DROYLSDEN	M35 6PW	DROYLSDEN WEST	6	44	0.1352	SHLAA	No previous residential planning applications on this site.	Industrial/ commercial units located within dense terraced housing. Rear sections appear to be disused.
DRW19	6-10	LAND TO THE REAR OF 356-374 EDGE LANE	DROYLSDEN	M43 6WB	DROYLSDEN WEST	3	58	0.052	SHLAA	No previous residential planning applications on this site.	Part wasteland and rear gardens
DRW20	6-10	96 LEWIS ROAD	DROYLSDEN	M43 6NR	DROYLSDEN WEST	4	24	0.1691	SHLAA	No previous residential planning applications on this site.	Single storey nursery building and surrounding overgrown land.
DS13	6-10	LAND TO THE SIDE OF 80 ROBINSON STREET	STALYBRIDGE	SK15 1TQ	DUKINFIELD STALYBRIDGE	4	84	0.0475	SHLAA	No previous residential planning applications on this site.	Unkempt side garden full of fly tipping.

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DS14	6-10	LAND TO THE SIDE OF 92 ROBINSON STREET	STALYBRIDGE	SK15 1TQ	DUKINFIELD STALYBRIDGE	4	53	0.0757	SHLAA	No previous residential planning applications on this site.	Semi-used garage site, some derelict garages & fly tipping on site.
DS20	6-10	HOLY TRINITY SCHOOL HIGH STREET	STALYBRIDGE	SK15 1SH	DUKINFIELD STALYBRIDGE	8	31	0.2621	SHLAA	No previous residential planning applications on this site.	Private school and open grassed space to south.
DS23	6-10	BOWER MOTORS ACRES LANE	STALYBRIDGE		DUKINFIELD STALYBRIDGE	6	82	0.0728	SHLAA	No previous residential planning application	Car sales showroom
DU02	6-10	GARAGE SITE ADJACENT 39-49 CHURCH STREET HIGHFIELD STREET JUNCTION	DUKINFIELD	SK16 4PR	DUKINFIELD	5	116	0.0432	SHLAA	No previous residential planning application	Garage Site owned by New Charter
DU04	6-10	ASTLEY STREET CHAPELFIELD WORKS	DUKINFIELD	SK16 4PZ	DUKINFIELD	6	53	0.1123	SHLAA	No previous residential planning application	Former burial ground. Grassed area in front of factory. Several trees on the site

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DU05	6-10	REAR OF 1-3 HALL GREEN ROAD	DUKINFIELD	SK16 4EP	DUKINFIELD	2	10	0.2009	SHLAA	No previous residential planning application	Derelict vacant land with vehicle access
DU09	6-10	JUNCTION OF ASTLEY STREET AND SMITH STREET ASTLEY ARMS	DUKINFIELD	SK16 4EP	DUKINFIELD	4	150	0.0267	SHLAA	No previous residential planning application	Side garden of either pub or 2 Smith Street
DU20	6-10	325-327 BIRCH LANE	DUKINFIELD	SK16 5AU	DUKINFIELD	6	20	0.2944	SHLAA	05/01358/FUL Erection of 1no. Detached house adjacent 325 Birch Lane (Withdrawn).	Large garden area belonging to a pair of houses
DU23	6-10	WORKS UNIT LOWER ALMA STREET	DUKINFIELD	SK16 4HH	DUKINFIELD	60	55	1.0957	ALL	Site forms part of Policy E2 (2) Development Opportunity Area	Industrial units and yard
DU508	6-10	NORTH STAR PUBLIC HOUSE QUEEN STREET DUKINFIELD	DUKINFIELD	SK16 4LS	DUKINFIELD	18	204	0.0883	EXP	07/00826/REM Erection of 15no. 2-bed apartments and 3no. 1-bed apartments with under croft car parking (Approved 12/09/2007). 05/00373/OUT Erection of 18no. Self-contained apartments (Approved 02/06/2005).	Cleared site of former Pub

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DU523	6-10	GARAGE AND SHOWROOM AT 193 KING STREET	DUKINFIELD	SK16 4TH	DUKINFIELD	10	56	0.1773	EXP	06/00392/OUT Construction of apartment block housing 24no. Apartments and including associated car parking and landscaping (approved 10/05/2006)...	Garage and showroom
DU532	6-10	LAND AT STALYBRIDGE CRICKET CLUB, GORSE HALL ROAD	DUKINFIELD	SK16 5JU	DUKINFIELD STALYBRIDGE	15	25	0.5919	EXP	07/01691/FUL Variation of Condition 5 & 12 of 06/01572/OUT (31/01/2008). 07/00329/FUL Remove Condition 14 of 06/01572/OUT (Appeal Upheld 22/11/2007). 06/01572/OUT Residential dwellings on part of cricket club land (22/01/2007).	Grounds of cricket club
DU539	6-10	SIDE GARDEN ADJACENT 228 YEW TREE LANE	DUKINFIELD	SK16 5DE	DUKINFIELD STALYBRIDGE	1	51	0.0196	EXP	08/00098/FUL Erection of 1no. Detached house (Approved 22/05/2008).	Side garden
HG03	6-10	CHURCH CAR PARK AT JUNCTION OF PEEL STREET AND STOCKPORT ROAD	HYDE	SK14 5PE	HYDE GODLEY	2	62	0.0325	SHLAA	No previous residential planning application	Unmarked church car park/ rough ground.
HG04	6-10	STRIP OF LAND REAR OF HOUSES ON GRANGE ROAD AND ADJACENT TO CEMETERY	HYDE		HYDE GODLEY	10	23	0.4315	SHLAA	No previous residential planning application	Various poorly maintained allotments. Looks untidy. Gentle slope E to W. Some trees.

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HG06	6-10	GARAGE COURT AT GRANGE CLOSE TURNING HEAD	HYDE	SK14 5PW	HYDE GODLEY	4	45	0.0897	SHLAA	No previous residential planning application	Poorly maintained garage court and surrounding wasteland. Relatively flat.
HG07	6-10	WASTELAND OFF ALLEN AVENUE AND SHAW AVENUE	HYDE		HYDE GODLEY	3	39	0.0763	SHLAA	No previous residential planning application	Flat area of hard standing/ wasteland. Looks untidy.
HG09	6-10	LAND ON MANSFIELD ROAD	HYDE		HYDE GODLEY	3	17	0.1753	SHLAA	No previous residential planning application	Partly derelict wasteland with Elec. Substation and disused building. Southern section used as car park for adjacent nursery. Untidy, flat with no trees of merit.
HG10	6-10	VACANT LAND ON AMELIA STREET	HYDE		HYDE GODLEY	3	83	0.036	SHLAA	No previous residential planning application	Derelict land/former garage site between terraced houses. Flat, untidy with rubbish/ tipping.

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HG16	6-10	LAND OFF VILLIERS STREET	HYDE		HYDE GODLEY	5	57	0.088	SHLAA	No previous residential planning application	Grassed amenity space
HN05	6-10	CAR PARK ADJACENT 88 NEWTON HALL ROAD	HYDE	SK14 4PZ	HYDE NEWTON	1	28	0.0356	SHLAA	No previous residential planning application	Relatively flat area of hard standing used as resident's car park.
HN08	6-10	LAND ON JUNCTION OF LAND ON MILTON STREET AND OLD ROAD	HYDE		HYDE NEWTON	6	26	0.2296	SHLAA	No previous residential planning application	Disused area of open space. Tree covered and overgrown. Slight slope N to S.
HN13	6-10	PLOT BETWEEN 37 AND 39 LODGE LANE	HYDE	SK14 4JX	HYDE NEWTON	1	41	0.0243	SHLAA	No previous residential planning application	Untidy hard standing/ dirt areas, used for access to rear & informal parking for residents.
HN13.2	6-10	PLOT BETWEEN 71 AND 73 LODGE LANE	HYDE	SK14 4JX	HYDE NEWTON	1	54	0.0186	SHLAA	No previous residential planning application	Untidy hard standing/ dirt areas, used for access to rear & informal parking for residents.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
HN13.3	6-10	PLOT BETWEEN 91 AND 93 LODGE LANE	HYDE	SK14 4JX	HYDE NEWTON	1	55	0.0183	SHLAA	No previous residential planning application	Untidy hard standing/ dirt areas, used for access to rear & informal parking for residents.
HN14	6-10	REAR GARDENS OF HOUSES AT 106-112 LODGE LANE	HYDE	SK14 4JY	HYDE NEWTON	1	11	0.0929	SHLAA	07/01533/OUT Construction of 2no. Detached dwelling houses rear 112 Lodge Lane (Refused 20/12/2007)	Strips of rear sections of back gardens. Lawns /hedgerows/ shrubs.
HN15	6-10	GARAGE PLOT ON JUNCTIO OF LOVELL DRIVE AND WELCH ROAD	HYDE		HYDE NEWTON	4	39	0.1024	SHLAA	No previous residential planning application	Lock up garage plot, adjacent to Protected Green Space
HN16	6-10	WASTELAND ADJACENT TO VICTORIA STREET RAILWAY BRIDGE	HYDE	SK14 4AA	HYDE NEWTON	3	55	0.0542	SHLAA	No previous residential planning application	Plot of wasteland used as informal parking area. Relatively flat.
HN18	6-10	CHURCH CAR PARK ON ST PAULS STREET	HYDE		HYDE NEWTON	9	74	0.1209	SHLAA	No previous residential planning application	Unmarked rectangular area of hard standing used as Church car park.

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HN20	6-10	STRIP OF LAND ON JUNCTION CHARLTON AVENUE PERRY AVENUE	HYDE	SK14 4ET	HYDE NEWTON	4	61	0.0651	SHLAA	No previous residential planning application	Flat overgrown site. Some trees - little aesthetic value.
HN24	6-10	GARAGE PLOT ADJACENT 64 ASH TREE ROAD	HYDE	SK14 4EP	HYDE NEWTON	2	61	0.033	SHLAA	No previous residential planning application	Lock up garage plot adjacent to houses.
HN25	6-10	BAY HOURSE PUBLIC HOUSE AND CAR PARK JUNCTION OF TALKBOT ROAD AND VICTORIA STREET	HYDE	SK14 4EQ	HYDE NEWTON	6	31	0.1951	SHLAA	No previous residential planning application	Pub building and large car park to the side and rear.
HN26	6-10	VACANT LAND BETWEEN 290-292 VICTORIA STREET AND WATKIN STREET	HYDE	SK14 4DT	HYDE NEWTON	1	49	0.0204	SHLAA	No previous residential planning application	Small plot between houses. Overgrown & poorly maintain. Used as informal parking area by residents. Public right of way through site.
HN31	6-10	LAND ADJACENT 20 LEIGH FOLD	HYDE	SK14 4LR	HYDE NEWTON	2	18	0.1134	SHLAA	No previous residential planning application	Wasteland area. Some trees. Looks untidy.

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HN32	6-10	GARAGE PLOT ON SUNNINGDALE COURT	HYDE	SK14 4JJ	HYDE NEWTON	3	35	0.086	SHLAA	No previous residential planning application	Lock up garage court. Still used, but in need of renovation. Looks untidy & does little for visual quality of street scene.
HN33	6-10	GARAGE SITE ADJACENT 2 HALL BOTTOM STREET	HYDE	SK14 4JQ	HYDE NEWTON	2	40	0.0495	SHLAA	No previous residential planning application	Strip of dilapidated garages and surrounding yard area within residential area. Looks untidy.
HN34	6-10	GARAGE COURT ON JUNCTION OF DOW STREET AND PIMLOTT GROVE	HYDE	SK14 1RA	HYDE NEWTON	3	91	0.0329	SHLAA	No previous residential planning application	Plot of 4 garages and surrounding yard area, located within residential area.
HW05	6-10	CHILDRENS NURSERY ON JUNCTION OF PERRIN STREET AND HENRY STREET	HYDE	SK14 1LE	HYDE WERNETH	4	105	0.038	SHLAA	No previous residential planning application	Corner plot with modular nursery building and yard. Flat. Located adjacent to terraced housing.
HW06	6-10	LAND ON JUNCTION OF EDNA STREET AND OLDHAM STREET	HYDE	SK14 1LL	HYDE WERNETH	4	163	0.0246	SHLAA	No previous residential planning application	Yard providing private parking/ storage area. Access from Oldham St. Bounded by attractive well maintained hedge row.

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HW07	6-10	YARD AND CAR PARK ON SYDDALL STREET	HYDE	SK14 1LB	HYDE WERNETH	8	115	0.0697	SHLAA	No previous residential planning application	Area of hard standing used as car park/ storage yard. Looks untidy. Access onto Syddall St.
HW08	6-10	GARAGE PLOT BETWEEN 41 AND 43 WAVERLEY ROAD	HYDE	SK14 5AU	HYDE WERNETH	3	31	0.0959	SHLAA	No previous residential planning application	Untidy garage plot and area of grassed land. Access onto Waverley Road. Footpath along side.
HW10	6-10	GARAGE PLOT NORTH OF 44 NEW RIDD RISE	HYDE	SK14 5DD	HYDE WERNETH	2	22	0.0893	SHLAA	No previous residential planning application	Garages and uneven areas of unmade yard/ overgrown grass. Looks untidy and poorly maintained.
HW13	6-10	GARDEN LAND BETWEEN 42 SLATEACRE ROAD AND 52 HIGHCROFT	HYDE	SK14 5LB	HYDE WERNETH	1	19	0.0527	SHLAA	No previous residential planning application	Large plot of garden land to side of existing dwelling. Uneven levels. Access onto Highcroft.
HW14	6-10	GARDEN TO THE SIDE OF 31 SLATEACRE ROAD	HYDE	SK14 5LB	HYDE WERNETH	1	21	0.0469	SHLAA	No previous residential planning application	Flat area of garden to side of house. Row of mature trees along boundary with Slateacre Road.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
HW16	6-10	LAND ON CORNER OF ROWBOTHAM STREET AND STOCKPORT ROAD	HYDE		HYDE WERNETH	1	92	0.0109	SHLAA	No previous residential planning application	Small flat area of overgrown garden. Mature tree to the front.
HW20	6-10	GARAGE COURT BETWEEN 10 AND 28 KING EDWARD ROAD	HYDE	SK14 5JN	HYDE WERNETH	4	47	0.0847	SHLAA	No previous residential planning application	Garage court comprising of around 20 garages and hard standing. Still used although looks untidy.
HW21	6-10	GARDEN TO THE SIDE OF 130 MOTTRAM OLD ROAD	HYDE	SK14 3BA	HYDE WERNETH	1	5	0.2049	SHLAA	No previous residential planning application	Garden land with steep levels including trees/ hedgerows. Well maintained.
HW22	6-10	BUXTON INN 36 MOTTRAM OLD ROAD	HYDE	SK14 5NG	HYDE WERNETH	4	34	0.1192	SHLAA	01/01021/FUL Conversion of two first floor rooms into 4no. 1-bed flats - guestrooms (Approved 26/10/2001)	Pub building and car park/ beer garden to the side/ rear
HW23	6-10	GARDEN TO THE SIDE OF 35 ROACK STREET	HYDE	SK14 5JX	HYDE WERNETH	1	47	0.0211	EXP	08/01259/FUL Erection of 1no. Detached 3-bed house (Approved 14/11/2008)	Relatively flat area of private garden land with detached garage. Driveway access to Rock St. Well maintained tidy garden.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
HW24	6-10	CAR PARK ADJACENT TO CHAPEL STREET AND OLDHAM STREET	HYDE	SK14 1LF	HYDE WERNETH	1	50	0.0202	SHLAA	No previous residential planning application	Informal car parking area.
HY136	6-10	APETHORN FOLD, APETHORN LANE	HYDE	SK14 5DL	HYDE WERNETH	4	21	0.195	EXP	00/00199LBC LBC to convert farmhouse and cruck barn into single dwelling and demolition of tractor barn (Withdrawn 01/05/2000).	Grade II* listed farm house and barn located within green belt.
HY177.2	6-10	NAWAB BALTI 160-164 MARKET STREET	HYDE	SK14 1EX	HYDE WERNETH	1	41	0.0246	EXP	05/01616/FUL Change of use of upstairs wine bar to 1no. Additional residential flat (Approved 09/12/2005). 05/00971/FUL Change of use of first floor from wine bar to 1no. 2-bed flat (Approved 18/08/2005).	Conner property with restaurant on ground floor.
HY216	6-10	30-34 MARKET STREET	HYDE	SK14 1AH	HYDE GODLEY	2	163	0.0123	UC	02/01190/FUL Change of use of first and second floors from offices to 2no. Self-contained flats (Approved 14/11/2002)	Property in commercial use in town centre location.
HY263	6-10	SITE OF 30-36 FIELDS FARM ROAD (REGEN SITE 20)	HYDE		HYDE GODLEY	3	60	0.0497	OPP	09/00760/OUT 192 dwellings on Sites 12, 13, 14, 15, 16, 17, 19 & 20. Site 20 to deliver 3 dwellings (Approved 09/12/2009). 06/00151/OUT residential development on land north & south Fields Farm off Fields Farm Rd: Sites 18, 19 & 20: Site 20 to deliver 2-3 dwellings (Approved 17/03/2006)	Former housing site.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
HY545	6-10	132A AND 134 MOTTRAM ROAD	HYDE	SK14 2RZ	HYDE GODLEY	7	46	0.1537	EXP	06/00246/FUL Proposed erection of 13no. 2-bed and 2no. 1-bed apartments (approved 05/06/2006). 05/01479/FUL Construction of 20no. Apartments (Withdrawn 09/01/2006)	Vacant former residential site. Houses have been demolished.
HY598	6-10	LAND ADJACENT 148 BENNETT STREET	HYDE		HYDE NEWTON	1	64	0.0156	EXP	08/00241/FUL Construction of 1no. Dwelling house (Approved 09/06/2008)	Side garden.
HY599	6-10	LAND BOUNDED BY 3 ASH TREE ROAD AND BARNFIELD ROAD	HYDE		HYDE NEWTON	1	19	0.0533	EXP	08/00589/OUT Erection of 1no. 3-bed detached house (Approved 11/09/2008)	Side garden.
HY608	6-10	MATLEY MOOR COTTAGE EARLY BANK ROAD, MATLEY LANE		SK14 4EG	STALYBRIDGE SOUTH	3	22	0.1364	EXP	08/00945/FUL Change of use of dwelling & office to 4 Dwellings (Approved 05/11/2008). 07/00903/FUL Change of use of dwelling & offices to 1 dwelling (Approved 10/09/2007).	Former office building and dwelling house. Located within the greenbelt.
HY613	6-10	LUMN FARM APPLE STREET	HYDE	SK14 3AN	HYDE WERNETH	1	7	0.1387	EXP	09/00104/FUL Change of use from single three bedroom dwelling to 2no. dwellings consisting of one and two bedrooms (Approved 30/03/2009)	Dwelling houses located within the greenbelt.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO027.2	6-10	LAND AT DOVE HOUSE THORNCLIFFE WOOD, HOLLINGWORTH	HYDE	SK14 8NJ	LONGDENDAL E	2	13	0.157	EXP	08/00657/FUL 5 houses - Resubmission (Approved 21/08/2008). 07/01155/OUT Renew 04/01069/OUT (Approved 24/10/2007). 07/01201/FUL 5no. dwelling houses (Withdrawn 02/06/2008). 04/01069/OUT 4no. apartments (Approved 01/09/2004). 03/01446/FUL Erection of 2 pairs of semi-detached houses (Refused 10/12/2003).	Single storey industrial unit and yard.
LO07	6-10	22 MARKET STREET HOLLINGWORTH	HYDE	SK14 8LN	LONGDENDAL E	2	147	0.0136	WITH	06/00433/FUL Extension to existing building to add an additional one and a half storey to create 2no. 2-bed apartments on the upper floors (Withdrawn 13/07/2006).	Vacant office building
LO106.1	6-10	FORMER POLICE STATION ATHERTON AVENUE	HYDE	SK14 6NL	LONGDENDAL E	5	24	0.2098	SHLAA	11/00555/FUL Demolition of former police station and temporary landscaping of land (Approved 08/09/2011)	Former site of police station
LO107	6-10	NEXT TO SUB STATION ATHERTON GROVE MOTTRAM	HYDE	SK14 6NL	LONGDENDAL E	2	53	0.038	SHLAA	No previous residential planning application	Vacant area of tarmac
LO112	6-10	CORNER OF HOUSES ADJACENT 38 CLOUGH END ROAD, MOTTRAM	HYDE	SK14 3PX	LONGDENDAL E	1	61	0.0163	SHLAA	No previous residential planning application	Former housing site

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO113	6-10	ADJACENT 6 BALL WALK, MOTTRAM	HYDE	SK14 3PY	LONGDENDAL E	2	24	0.0843	SHLAA	No previous residential planning application	Former garage site
LO114	6-10	OPPOSITE 24 BALL WALK MOTTRAM	HYDE	SK14 3PY	LONGDENDAL E	3	50	0.0595	SHLAA	No previous residential planning application	Former garage site
LO115	6-10	CORNER OF BALL WALK AND OPPOSITE 40 CLOUGH END ROAD, MOTTRAM	HYDE	SK14 3PX	LONGDENDAL E	5	55	0.0913	SHLAA	No previous residential planning application	Grassed area
LO116	6-10	CORNER OF BALL WALK AND OPPOSITE 56 CLOUGH END ROAD, MOTTRAM	HYDE	SK14 3PX	LONGDENDAL E	5	63	0.0797	SHLAA	No previous residential planning application	Grassed area
LO122	6-10	OFF BRET LAND GARDENS, MOTTRAM	HYDE		LONGDENDAL E	5	51	0.098	SHLAA	No previous residential planning application	Former garage site

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO124	6-10	CORNER OF BUNKERS HILL AND 1 BOWDEN CLOSE, MOTTRAM	HYDE	SK14 3QB	LONGDENDAL E	2	96	0.0208	SHLAA	No previous residential planning application	Grassed area
LO125	6-10	SITE REAR OF 1 AND 3 BOWDEN CLOSE, MOTTRAM	HYDE	SK14 3BQ	LONGDENDAL E	4	59	0.068	SHLAA	No previous residential planning application	Former garage site, now disused
LO126	6-10	LAND ADJACENT TO 4 AND 10 BOWDEN CLOSE, MOTTRAM	HYDE	SK14 3BQ	LONGDENDAL E	2	57	0.0349	SHLAA	No previous residential planning application	Grassed area next to houses
LO127	6-10	ADJACENT 15 BUNKERS HILL ROAD, MOTTRAM	HYDE	SK14 3QA	LONGDENDAL E	1	52	0.0191	SHLAA	No previous residential planning application	Boarded up house at 13 Bunkers Hill Road
LO133	6-10	CHAPMAN ARMS PUBLIC HOUSE STOCKPORT ROAD, MOTTRAM	HYDE	SK14 3QF	LONGDENDAL E	12	58	0.208	SHLAA	No previous residential planning application	Pub, car park and surrounding land

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO16	6-10	NEXT TO 28 GREEN LANE HOLLINGWORTH	HYDE	SK14 8JG	LONGDENDAL E	1	17	0.0595	SHLAA	No previous residential planning application	Vacant land
LO167	6-10	NEXT TO 15 BANK STREET BROADBOTTOM	HYDE	SK14 5AY	LONGDENDAL E	2	136	0.0147	SHLAA	No previous residential planning application	3 garages and driveways in front
LO18	6-10	SIDE OF 80 GREEN LANE HOLLINGWORTH	HYDE	SK14 8JQ	LONGDENDAL E	2	31	0.065	SHLAA	No previous residential planning application	House and side garden
LO19	6-10	GARAGES NEXT TO 35 FIELDS CRESCENT, HOLLINGWORTH	HYDE	SK14 8JR	LONGDENDAL E	1	37	0.0268	SHLAA	No previous residential planning application	Garage site
LO195	6-10	LAND ON CORNER OF HATTERSLEY ROAD EAST AND UNDERWOOD ROAD	HYDE		LONGDENDAL E	10	48	0.2069	SHLAA	No previous residential planning application	Former Peak Valley Housing Office.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO20	6-10	LAND NEXT TO 10 MOORFIELD STREET HOLLINGWORTH	HYDE	SK14 8JU	LONGDENDAL E	6	74	0.0816	SHLAA	11/00368/FUL Erection of a detached bungalow (Refused 30/06/2011)	Vacant land
LO30	6-10	NEXT TO 8 KING STREET HOLLINGWORTH	HYDE	SK14 8JT	LONGDENDAL E	5	99	0.0503	SHLAA	No previous residential planning application	Overgrown vacant land
LO31	6-10	NEXT TO 5 KING STREET, HOLLINGWORTH	HYDE	SK14 8JT	LONGDENDAL E	6	74	0.0814	SHLAA	No previous residential planning application	Vacant overgrown land back to back with LO20
LO33	6-10	SHOPS 96-106 MARKET STREET HOLLINGWORTH	HYDE	SK14 8JB	LONGDENDAL E	3	39	0.0779	SHLAA	No previous residential planning application	3 shops
LO34	6-10	END OF GAS STREET, HOLLINGWORTH	HYDE	SK14 8JD	LONGDENDAL E	1	28	0.036	SHLAA	No previous residential planning application	Long driveway/garden/garage Long driveway/garden/garage

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO35	6-10	CAR PARK REAR OF THE ORGAN PUBLIC HOUSE MARKET STREET WATER LANE NEXT TO FOOTBALL GROUND	HYDE	SK14	LONGDENDAL E	3	26	0.1145	SHLAA	No previous residential planning application	Pub/Car park/beer garden and football ground.
LO36	6-10	5 HIGHFIELD GARDENS, HOLLINGWORTH	HYDE	SK14 8NF	LONGDENDAL E	2	45	0.0445	SHLAA	No previous residential planning application	Side garden
LO40	6-10	GARAGE SITE NEXT TO 11 WOOLEY CLOSE, HOLLINGWORTH	HYDE	SK14 8PJ	LONGDENDAL E	2	44	0.0451	SHLAA	No previous residential planning application	Garage site
LO41	6-10	GARAGE SITE NEXT TO 53 CHURCH ROAD, HOLLINGWORTH	HYDE	SK14 8PG	LONGDENDAL E	1	26	0.0379	SHLAA	No previous residential planning application	Garage site
LO45	6-10	GLENBROOK BACK MOOR, MOTTRAM	HYDE	SK14 6LF	LONGDENDAL E	2	15	0.1302	SHLAA	No previous residential planning application	Large house and garden around

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO524	6-10	ASHLEY COURT 6 CANNON STREET, HOLLINGWORTH	HYDE	SK14 8LR	LONGDENDAL E	4	132	0.0303	EXP	08/00280/FUL Change of use of office accommodation to 4 no. 2 bedroom flats (Appeal Upheld 06/11/2008)	Office block adjacent to Hollingworth Primary School.
LO59	6-10	TELEPHONE EXCHANGE OFF SHAW STREET, MOTTRAM	HYDE	SK14 6NE	LONGDENDAL E	5	32	0.1546	SHLAA	No previous residential planning application	Building and car park
LO62	6-10	LAND TO THE REAR OF 2 HYDE ROAD OFF THE CROFT, MOTTRAM	HYDE	SK14 6NG	LONGDENDAL E	1	47	0.0214	SHLAA	09/00171/FUL Erection of 2 bed bungalow (Withdrawn 26/05/2009). 01/00988/OUT New dormer bungalow in unused rear garden/orchard (Case Dismissed 27/05/2002). 01/00987/FUL Change of use of disused outbuilding to granny flat (Case Dismissed 27/05/2002).	Vacant land
LO65	6-10	57 STALYBRIDGE ROAD, MOTTRAM	HYDE	SK14 6NF	LONGDENDAL E	1	14	0.072	SHLAA	No previous residential planning application	Garden of large house.
LO74	6-10	SIDE GARDENS AND PARKING AREA BETWEEN 9 AND 10 BUCKLOW CLOSE, MOTTRAM	HYDE	SK14 6JU	LONGDENDAL E	4	40	0.0994	SHLAA	No previous residential planning application	Parking area and private gardens

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO75	6-10	THE WAGGON PUBLIC HOUSE 175 BROADBOTTOM ROAD, MOTTRAM	HYDE	SK14 6HY	LONGDENDAL E	6	65	0.0924	SHLAA	No previous residential planning application No previous residential planning application	Pub/car park to side/land to rear
LO78	6-10	NEXT TO 173 BROADBOTTOM ROAD, MOTTRAM	HYDE	SK14 6HZ	LONGDENDAL E	1	32	0.0315	SHLAA	No previous residential planning application	Side garden
LO79	6-10	NEXT TO 105 BROADBOTTOM ROAD, MOTTRAM	HYDE	SK14 6JA	LONGDENDAL E	1	33	0.0301	SHLAA	No previous residential planning application	Side garden
LO84	6-10	SITE REAR OF 4 AND 6 GRAY CLOSE MOTTRAM	HYDE	SK14 6PA	LONGDENDAL E	6	44	0.1365	SHLAA	No previous residential planning application	Ex-garage site
LO94	6-10	SHOPS AT 98-104 JOHN KENNEDY ROAD MOTTRAM	HYDE	SK14 6PE	LONGDENDAL E	6	37	0.1613	SHLAA	No previous residential planning application	4 shops and land to rear

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO95	6-10	LOWRY GROVE, MOTTRAM	HYDE	SK14 6PW	LONGDENDAL E	5	50	0.101	SHLAA	No previous residential planning application	Grassed land
LO98	6-10	REAR OF 2-12 ARUNDALE CLOSE MOTTRAM	HYDE	SK15 3LS	LONGDENDAL E	3	24	0.1241	SHLAA	No previous residential planning application	Former garage site
LO99	6-10	REAR OF 8-12 ABBEY GROVE MOTTRAM	HYDE	SK14 6PQ	LONGDENDAL E	7	55	0.127	SHLAA	No previous residential planning application	Former garage site
MO01	6-10	PLEVINS CHESHIRE STREET	MOSSLEY	OL5 9NG	MOSSLEY	107	29	3.6854	SHLAA	No previous planning applications for residential development on this site.	Linear site currently occupied by wood processing business
MO037C	6-10	REMAINDER OF LAND NORTH OF GAS WORKS REAR OF 1-9 CANALSIDE CLOSE	MOSSLEY		MOSSLEY	17	36	0.4761	WRIT	08/00183/FUL Written off - Article 36 (13) (a) DMPO 2010 – Erection of 17no. dwelling houses (Withdrawn 26/02/2013)	Remaining phase of adjoining Arley Homes development. Land lies between the River Tame & the Huddersfield Narrow Canal.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
MO075B.2b	6-10	MOSSLEY MILLS DEVELOPMENT OPPORTUNITY AREA QUEEN STREET MILL SITE	MOSLEY		MOSSLEY	22	105	0.2095	EXP	07/00154/FUL Change of use of mill to 18 flats & erection of 4 dwellings (Approved 17/12/2007). 04/00860/FUL Partial demolition & change of use of mill to 18 flats (Approved 25/11/2004). 01/00836/FUL Conversion of Queens Mill to 24 dwellings & erection 20 dwellings (Approved 27/09/2001).	Vacant mill building & land adjoining River Tame.
MO10	6-10	GARAGE SITE BETWEEN 25 AND 25A DENBIGH STREET	MOSSLEY	OL5 9PB	MOSSLEY	2	54	0.0367	SHLAA	No previous residential planning application	Lock up garages to the rear of 25/25A Denbigh Street
MO104	6-10	LAND TO THE REAR OF GEORGE HOTEL/STAMFORD ROAD	MOSSLEY		MOSSLEY	4	38	0.1053	EXP	07/01602/FUL Erection of 1 pair of semi-detached dwelling houses (Approved 31/07/2008)	Narrow steeply sloping site formerly occupied by houses, but long demolished. Some remnants of masonry. Public footpath crosses site from Stamford Road to George Street.
MO106	6-10	LAND BETWEEN 76 AND 80 STAMFORD ROAD MOSSLEY	MOSSLEY	OL5 0LJ	MOSSLEY	1	87	0.0115	SHLAA	No previous residential planning application	Open land used for car parking - not clear whether it belongs to neighbouring houses.

Site Reference		Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
	2014										
MO108.1	6-10	LAND ADJACENT TO HANOVER STREET	MOSSLEY		MOSSLEY	3	25	0.1188	SHLAA	No previous residential planning application	Steep sided green site between Hanover Street and Stamford Street.
MO11	6-10	LAND ADJACENT TO 38 DENBIGH STREET	MOSSLEY	OL5 9PB	MOSSLEY	1	137	0.0073	SHLAA	No previous residential planning application	Side garden & outbuilding
MO112.1	6-10	CAR PARK TO REAR OF GEORGE LAWTON HALL	MOSSLEY		MOSSLEY	8	57	0.1401	SHLAA	No previous residential planning application	Large public car park appears little used during the day.
MO113.1	6-10	REAR GARDEN 3 WALKERS FOLD BARKWELL LANE	MOSSLEY	OL5 0JA	MOSSLEY	4	59	0.0683	SHLAA	05/00445/OUT Erection of 1 dwelling (Refused 04/05/2005)	Large rear garden.
MO115	6-10	HEATHCLIFFE HANOVER STREET	MOSSLEY	OL5 0HL	MOSSLEY	5	19	0.2597	SHLAA	No previous residential planning application	Large detached property with long garden between Mossley Park & pets cemetery

Site Reference		Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
	2014										
MO12	6-10	LAND ADJACENT TO 23A DENBIGH STREET	MOSSLEY	OL5 9PB	MOSSLE	1	87	0.0115	SHLAA	No previous residential planning application	Side garden
MO121	6-10	END OF ANDREW STREET	MOSSLEY		MOSSLEY	15	18	0.832	SHLAA	04/01831/FUL Erection of 4no. Detached dwelling houses with integral garages (Refused 03/02/2005).	Area of open land at end of Andrew Street. Crossed by public footpath & access track to grazing land with pond.
MO122	6-10	ADJACENT TO 2 ANDREW STREET	MOSSLEY	OL5 0DN	MOSSLEY	1	98	0.0102	SHLAA	No previous residential planning application	Small area of open land adjacent to gable of 2 Andrew Street. Bounded by access to gardens to rear of Andrew Street houses.
MO125.1	6-10	LAND ADJACENT TO 24 STABLEFOLD	MOSSLEY	OL5 0DJ	MOSSLEY	2	24	0.0836	SHLAA	No previous residential planning application	Part garden (?), part open land at end of Stablefold cul-de-sac.
MO127.1	6-10	REAR OF 1 TO 25 CECIL STREET	MOSSLEY		MOSSLEY	6	33	0.1796	SHLAA	No previous residential planning application	Triangular area of rough open land to the rear of houses on Cecil Street & Barngate Drive

Site Reference		Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
	2014										
MO128.1	6-10	LAND ADJACENT TO 12 PARK STREET	MOSSLEY	OL5 0AL	MOSSLEY	1	52	0.0191	SHLAA	No previous residential planning application	Site of demolished workshop at corner of Park Street & Cecil Street.
MO130.1	6-10	LAND ADJACENT TO 9 PARK STREET	MOSSLEY	OL5 0AL	MOSSLEY	2	103	0.0195	SHLAA	No previous residential planning application	Large side garden surrounded by high hedge & fence
MO131.1	6-10	ADJACENT TO 13 OLD BROW	MOSSLEY	OL5 0AX	MOSSLEY	1	57	0.0176	SHLAA	No previous residential planning application	Council owned area of open land used for residents' car parking
MO139	6-10	ADJACENT TO 11 WEBSTER STREET	MOSSLEY	OL5 0QQ	MOSSLEY	1	71	0.014	SHLAA	No previous residential planning application	Overgrown area of land presumably part of garden to 11 Webster Street.
MO19	6-10	NEW BRIDGE PUBLIC HOUSE MICKLEHURST ROAD	MOSSLEY	OL5 9HT	MOSSLEY	4	51	0.0782	SHLAA	No previous residential planning application	Large public house with car park

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	2014										
MO20	6-10	VICTORIA HOUSE AND ADJOINING LAND MICKLEHURST ROAD	MOSSLEY	OL5 9NL	MOSSLEY	8	58	0.1388	SHLAA	No previous residential planning application	Detached house converted to flats with small industrial units to side and motor repair garage to rear.
MO29	6-10	LAND ON JUNCTION OF WINTERFORD ROAD AND MANSFIELD ROAD	MOSSLEY	OL5	MOSSLEY	5	48	0.1037	SHLAA	No previous residential planning application	Fenced off area of grassland adjacent to row of shops.
MO30	6-10	MANSFIELD ROAD LOCK UP GARAGES	MOSSLEY	OL5	MOSSLEY	3	32	0.0932	SHLAA	No previous residential planning application	Row of 6 lock ups in larger area of open land.
MO33	6-10	BRACKENHURST AVENUE	MOSSLEY	OL5	MOSSLEY	10	30	0.3365	SHLAA	13/00346/FUL Proposed residential development comprising 10no. Two and three storey houses (Withdrawn 12/06/2013)	Disused children's play area & lock up garage site with frontage to Huddersfield Road. Possible issues with privacy distances.
MO35	6-10	LAND BETWEEN 16-18 THE LARCHES	MOSSLEY	OL5 9DN	MOSSLEY	2	70	0.0285	SHLAA	No previous residential planning application	Fenced off area of grassland

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
MO37	6-10	GARAGE SITE ADJACENT 9 MICKLEHURST ROAD	MOSSLEY	OL5 9NL	MOSSLEY	4	152	0.0263	SHLAA	No previous residential planning application	5 lock up garages backing onto Micklehurst Dam
MO38	6-10	LAND SOUTH OF MOSSLEY YOUTH BASE HOLLINS LANE	MOSSLEY	OL5 9DR	MOSSLEY	8	46	0.1729	SHLAA	No previous residential planning application	Sloping area of land attached to Youth Base.
MO42	6-10	RICHMOND HOUSE OFF RICHMOND CLOSE	MOSSLEY	OL5 9LE	MOSSLEY	14	30	0.4714	SHLAA	No previous residential planning application	Large detached villa set in extensive grounds. Converted into flats.
MO44	6-10	LAND OPPOSITE TO 1-7 THE LIMES	MOSSLEY	OL5 9EL	MOSSLEY	5	31	0.1615	SHLAA	No previous residential planning application	Sloping area of protected green space between The Limes & Huddersfield Road
MO50	6-10	LOWER HEY FARM KENNELS HUDDERSFIELD ROAD	MOSSLEY	OL5 9BT	MOSSLEY	14	34	0.4078	SHLAA	No previous residential planning application	Boarding kennels & area of enclosed open land.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
MO519A.2	6-10	HART MILL BROOKBOTTOM MILL AND ADJOINING LAND LESS ROAD	MOSSLEY	OL5 0PG	MOSSLEY	53	134	0.3959	EXP	07/01634/FUL Demolition of industrial units & construction of 53 flats (Approved 31/03/2009). 06/01864/FUL Demolish Brookbottom Mill, erect 22 houses - amend 05/00473/FUL (Approved 31/03/2009). 05/00473/FUL Demolish Mills to create 120 flats & 38 dwellings (Approved 22/06/2007).	Site of demolished multi-storey mills.
MO519B	6-10	LAND AT BROOK BOTTOM BETWEEN SMITH STREET AND NIELD STREET	MOSSLEY		MOSSLEY	18	36	0.5007	WRIT	07/01543/REM WRITTEN OFF - ARTICLE 36 (13) (a) DMPO 2010 - erection of 5 houses & 26 retirement apartments - reserved matters for 05/00469/OUT (Withdrawn 08/03/2013). 06/01863/REM Erection of 14no. dwellings (Withdrawn 20/11/2007). 05/00469/OUT Demolition of industrial units and buildings and redevelopment for house and public open space (Approved 22/06/2007). 04/00329/OUT Residential development (Approved 30/04/2004).	Works unit and remainder of cleared site close to Mossley town centre.
MO54	6-10	GARAGE SITE ADJACENT TO 10 MILL STREET	MOSSLEY		MOSSLEY	1	72	0.0138	SHLAA	No previous residential planning application	Lock up garage & rough car parking
MO551	6-10	111A MANCHESTER ROAD	MOSSLEY	OL5 9AA	MOSSLEY	3	43	0.0696	EXP	08/00465/FUL Conversion of 3no. Apartments into 6no. Apartments (Approved 16/06/2008). 07/01246/CLUD Certificate of Lawfulness for existing use of 3 flats (Approved 06/11/2007).	Large stone built early 20th century building

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
MO552	6-10	17-19 NEW EARTH STREET	MOSSLEY	OL5 0SL	MOSSLEY	1	119	0.0084	EXP	07/01223/FUL Change of use of single dwelling to two dwellings (Approved 18/12/2007)	Two terraced house, previously converted into 1no. Dwelling.
MO556	6-10	GARDEN AT 61 LEES ROAD	MOSSLEY	OL5 0PG	MOSSLEY	1	35	0.0286	EXP	08/00004/OUT Erection of detached dwelling house - OUTLINE (Approved 27/02/2008)	Garden
MO70	6-10	ST ANTHONYS DRIVE	MOSSLEY		MOSSLEY	3	17	0.1728	SHLAA	No previous residential planning application	Former quarry now occupied by vehicle hire company. Backs onto railway line.
MO78	6-10	ROACHES LOCK PUBLIC HOUSE, MANCHESTER ROAD	MOSSLEY	OL5 9BB	MOSSLEY	8	45	0.178	SHLAA	No previous residential planning application	Public house with car park and beer garden adjoining Huddersfield Narrow Canal & River Tame.
MO79	6-10	FORMER DRILL HALL MANCHESTER ROAD	MOSSLEY	OL5 9AJ	MOSSLEY	6	22	0.2745	SHLAA	04/01719/OUT Erection of 1no. Dwelling house (Withdrawn 06/12/2004). 01/01207/FUL Change of use of part of drill hall to residential (Approved 13/12/2001).	Complex of red brick buildings between Manchester Road & railway line, including dwelling at 72 Manchester Road.

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MO82	6-10	ADJACENT TO 1 HIGHER NEWTONS OFF ROUGHTOWN ROAD	MOSSLEY	OL5 9AZ	MOSSLEY	1	93	0.0108	SHLAA	No previous residential planning application	Area of sloping open land and adjoining garage plot between Higher Newton's & Roughtown Road. Includes area used for residents car parking.
MO85	6-10	TOLLEMACHE PUBLIC HOUSE CAR PARK MANCHESTER ROAD	MOSSLEY	OL5 9BG	MOSSLEY	4	67	0.06	SHLAA	No previous residential planning application	Car park on opposite side of Manchester Road to Tollemache public house.
MO88	6-10	PLOT 2 WOODMEADOW COURT OFF CARRHILL ROAD AND MILL LANE	MOSSLEY	OL5 0BQ	MOSSLEY	1	22	0.0461	UC	07/00253/OUT Erection of 1no. Dwelling houses (Approved 10/07/2007)	Plot for single house not developed with the rest of the original development
MO89	6-10	YORKSHIRE WARD CONSERVATIVE CLUB CARRHILL ROAD	MOSSLEY	OL5 0BL	MOSSLEY	8	38	0.213	SHLAA	No previous residential planning application	Substantial detached building with large car park
MO90	6-10	D AND G MOTORS 43 CARRHILL ROAD	MOSSLEY	OL5 0SE	MOSSLEY	1	85	0.0118	SHLAA	No previous residential planning application	Vacant motor repair garage on two levels

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MO91	6-10	D C JOINERY CARRHILL ROAD	MOSSLEY	OL5 0SE	MOSSLEY	3	79	0.0382	SHLAA	No previous residential planning application	Family business with single storey offices on road frontage & large workshop at rear.
MO94	6-10	ADJACENT TO 2 ST JOHNS GARDENS ROUGHTOWN ROAD	MOSSLEY		MOSSLEY	1	20	0.0488	SHLAA	07/01679/FUL Erection of 1no. 2-bed bungalow (Withdrawn 09/05/2008). 07/01053/FUL Erection of 1no. Detached bungalow (Withdrawn 10/10/2007). 04/01330/OUT Erection of detached dwelling house with garage (Withdrawn 01/11/2004).	Sloping open land between St Johns Gardens & Sub Station on Carrhill Road
MO97	6-10	SHELDONS VIEW CARRHILL ROAD	MOSSLEY		MOSSLEY	12	30	0.399	SHLAA	No previous residential planning application	Detached house in large grounds with access from the car park on Stockport Road
MO98	6-10	STOCKPORT ROAD CAR WASH	MOSSLEY	OL5 0RD	MOSSLEY	2	27	0.0737	SHLAA	No previous residential planning application	Former petrol filling station & end terraced house used as car wash
SN01	6-10	LAND TO THE FRONT OF MOORFIELD TERRACE OFF HUDDERSFIELD ROAD CARRBROOK	STALYBRIDGE	SK15 3QB	STALYBRIDGE NORTH	1	13	0.0787	SHLAA	02/00658/FUL Residential development (Withdrawn 07/03/2003).	Triangular piece of land, which is partly used for residents' car parking & partly disused.

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SN02	6-10	STAMFORD ARMS PUBLIC HOUSE 815 HUDDERSFIELD ROAD	STALYBRIDGE	SK15 8PY	STALYBRIDGE NORTH	2	20	0.1008	SHLAA	No previous residential planning application	Public house (Listed Grade II) & car park.
SN12	6-10	HEY TOR 670 HUDDERSFIELD ROAD CARRBROOK	STALYBRIDGE	SK15 3PY	STALYBRIDGE NORTH	4	22	0.1832	SHLAA	No previous residential planning application	Detached house with large side garden
SN13	6-10	REAR OF 1 TO 19 MERESIDE	STALYBRIDGE	SK15 1JF	STALYBRIDGE NORTH	4	10	0.3813	SHLAA	No previous residential planning application	Open space/ amenity land
SN17	6-10	BAPTIST CHURCH HALL AMBLESIDE	STALYBRIDGE		STALYBRIDGE NORTH	5	28	0.1801	SHLAA	12/00054/PLCOND Discharge conditions 2 and 3 reference No. 11/00532/FUL (Approved On 28/08/12). 11/00532/FUL Proposed change of use to 6no. flats including 2 storey rear extension (Approved On 20/10/11)	Church building/community centre and car park.
SN31	6-10	ADJACENT 10-16 NEWTON STREET	STALYBRIDGE	SK15 1LJ	STALYBRIDGE NORTH	3	86	0.0347	SHLAA	No previous residential planning application	Informal parking area

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
SS09	6-10	LAND BETWEEN STALEY HALL ROAD AND CEDAR AVENUE	STALYBRIDGE		STALYBRIDGE SOUTH	35	17	2.0307	SHLAA	No previous planning applications for residential development on this site.	Land green site of rough pasture with steep gradient in sections with land sloping west from Huddersfield Road toward valley floor. Pylons and power lines run through the site. Unallocated in UDP.
ST029A	6-10	LAND WEST OF 20-32 BUCKLEY STREET	STALYBRIDGE		DUKINFIELD STALYBRIDGE	20	43	0.4639	EXP	05/00662/OUT Proposed residential development - OUTLINE (Approved 29/07/2005)	Large undeveloped & untidy site. Some small unused garages/ lock ups
ST029B	6-10	REAR 22-30 CHEETHAM HILL ROAD	DUKINFIELD		DUKINFIELD STALYBRIDGE	26	49	0.5344	SHLAA		
ST128.2	6-10	OAKWOOD MILL AND LAND AROUND STAYLEY CRICKET CLUB, MILLBROOK	STALYBRIDGE		STALYBRIDGE SOUTH	110	30	3.6791	PEN	05/00376/FUL Restore and change of use of Mill to residential & development of adjoining land for residential purposes in total accommodating 110 units (Pending). 05/00375/LBC Partial demolition, external and internal alterations, re-roofing, new construction of certain structural elements to create residential units (Pending). 02/00648/FUL Conversion of to 36 apartments & erect 37 dwellings (Withdrawn 10/03/2005). 02/00649/LBC Partial demolition, external and internal alterations and reroofing to create residential accommodation (Withdrawn 10/03/2005).	Large green site located in Millbrook Conservation Area including Grade II listed Oakwood Mill.

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ST182A	6-10	VACANT GARDEN LAND ADJOINING 13-15 STAMFORD STREET	STALYBRIDGE	SK15 1JP	STALYBRIDGE NORTH	1	55	0.0181	SHLAA	05/01050/FUL Erection of three storey building to provide cafe and nursery facilities (Withdrawn 06/09/2005)...	Vacant land/garden
ST536.2	6-10	LAND ADJOINING 7 WAKEFIELD ROAD	STALYBRIDGE	SK15 1AJ	STALYBRIDGE NORTH	5	146	0.0342	EXP	08/00804/FUL Erection of 5no. Dwellings (Approved 05/11/2008). 07/01477/FUL Erection of 5no. dwelling houses (Withdrawn 04/02/2008). 06/00147/OUT Development of 4no. 3-storey split level town houses (Approved 22/03/2006).	Vacant site in an elevated position
ST547	6-10	UNION BANK CHAMBERS 75-79 MARKET STREET	STALYBRIDGE	SK15 2AA	STALYBRIDGE NORTH	8	398	0.0201	EXP	07/00264/FUL Create 8 Apartments (Approved 18/04/2007). 06/01021/FUL Refurbishment of existing building to create 6 Apartments (Approved 29/08/2006).	Vacant building backing onto the River Tame in Stalybridge Town Centre
ST548	6-10	STALYBRIDGE MOTORS 111 STAMFORD STREET	STALYBRIDGE	SK15 1LH	STALYBRIDGE NORTH	25	222	0.1125	EXP	08/00053/FUL development of 25 apartments: 3no. 1-bed, 18no. 2-bed & 4no. 3-bed (Approved 08/04/2008). 06/01041/FUL Demolition of existing motor showroom & erection of 3-storey apartment block containing 15no. Apartments (Approved 14/09/2006).	Motor garage site and workshop.
ST555	6-10	54 STAMFORD STREET	STALYBRIDGE	SK15 1LQ	STALYBRIDGE NORTH	6	183	0.0327	EXP	06/01456/FUL Conversion of loft and 9 bedsits into 6 self-contained flats (Approved 22/12/2006).	Former dwelling house.

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	2014										
ST564	6-10	SITE OF WELLINGTON INN CAROLINE STREET/BRIDGE STREET	STALYBRIDGE	SK15 1PD	DUKINFIELD STALYBRIDGE	18	120	0.1504	EXP	07/00455/FUL New mixed use development including 24 apartments (Approved 21/01/2008). 05/00199/OUT Mixed use development (Approved 07/04/2005).	Cleared site of Wellington Inn, currently used as an informal parking area.

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	2014										
AH10	11-15	LAND TO THE REAR OF HAMPSON ROAD AND CROSSLEY CLOSE	ASHTON		ASHTON HURST	15	40	0.3724	SHLAA	No planning previous consents relating to residential redevelopment of site	Large area of overgrown wasteland to the rear of houses. Some trees.
AH15	11-15	LAND TO REAR OF ASHBOURNE DRIVE/ SOUTH SIDE OF HIGH PEAK	ASHTON		ASHTON HURST	2	11	0.1744	SHLAA	No planning previous consents relating to residential redevelopment of site	Restricted vehicular access. Challenge to meet privacy distances with surrounding houses.
AH17	11-15	LAND TO THE REAR OF 56 TO 72 HAZELHURST ROAD	ASHTON		ASHTON HURST	7	42	0.1655	SHLAA	08/00173/FUL Site 1 comprise 6 houses & 4 flats, Site 2 comprise 4 houses (Refused 10/09/2008)	Area of wasteland with patches of hard standing. Part of wider PGS area. Owned by New Charter.
AH22	11-15	LAND AT THE END OF/ADJACENT TO 12 KINGSLEY CLOSE	ASHTON		ASHTON HURST	1	23	0.0436	SHLAA	No previous applications relating to residential development on this site	Serves as walkway from Kingsley Close/ Mossley Road. Levels & site size would be a challenge for any potential residential development.

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ASM01	11-15	LAND ADJACENT TO 255 WHITEACRE ROAD	ASHTON	OL6 9QB	ASHTON St MICHAEL'S	4	101	0.0398	SHLAA	02/01496/FUL 2-storey building containing 4no. flats (Withdrawn 06/07/2006).	Area of open green amenity space in a high density housing area. Challenge of Privacy Distances
ASM05	11-15	LAND ON CORNER OF BOARD STREET/KINGS ROAD	ASHTON	OL6 9LF	ASHTON ST MICHAEL'S	2	131	0.0153	SHLAA	No Previous planning consents relating to residential redevelopment of site	Informal area of open green space.
ASM06	11-15	LAND TO THE REAR OF 13-16 PAVILION DRIVE	ASHTON		ASHTON ST MICHAEL'S	14	36	0.3876	SHLAA	No Previous planning consents relating to residential redevelopment of site	Land locked area of overgrown informal amenity space.
ASM11	11-15	LAND TO THE REAR OF 145-169 ROSE HILL CRESCENT	ASHTON		ASHTON ST MICHAEL'S	3	14	0.2117	SHLAA	No Previous planning consents relating to residential redevelopment of site	Large strip of overgrown land between houses. Land locked.
ASM26	11-15	LAND BETWEEN 39 & 49 NEAL AVENUE	ASHTON	OL6 6PB	ASHTON ST MICHAEL'S	5	33	0.1536	SHLAA	No previous applications relating to residential development on this site	Vacant green space with TPO trees between 39 & 49 Neal Avenue.

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ASM37	11-15	HOLLY BANK CURRIER LANE	ASHTON	OL6 6TH	ASHTON ST MICHAELS	5	9	0.5322	SHLAA	No previous applications relating to residential development on this site	Private, front entrance & gardens offer high amenity value. Walled garden contributes greatly to street scene. Heavy TPO tree coverage.
ASM42	11-15	LAND BETWEEN 13 & 19 LEECH AVENUE	ASHTON	OL6 8HH	ASHTON ST MICHAELS	2	53	0.0378	SHLAA	No previous applications relating to residential development on this site	Garage and informal resident parking area, with potential privacy distance issues.
ASM43	11-15	LAND ON CORNER OF HADFIELD CRESCENT & CHIPPENDALE PLACE	ASHTON		ASHTON ST MICHAELS	4	46	0.0862	SHLAA	No previous applications relating to residential development on this site	Amenity area.
ASP01	11-15	UNION STREET CAR PARK	ASHTON	OL6 9NQ	ST PETER'S	25	39	0.6334	SHLAA	No Previous planning consents relating to residential redevelopment of site	Part tarmac/ rough gravel car park used predominantly by council employees. Very well used daily.
ASP05	11-15	HENRIETTA TRADING ESTATE HENRIETTA STREET	ASHTON		ST PETER'S	23	50	0.4604	SHLAA	No previous applications for residential development on this site.	Local employment - commercial storage units, yard and garages located adjacent to housing.

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ASP10	11-15	LAND TO THE SIDE 14 SHARON CLOSE	ASHTON	OL7 0DW	ST PETER'S	1	42	0.0237	SHLAA	No previous applications for residential development on this site.	Green space adjacent to area of protected green space.
ASP21	11-15	CAR PARK ON CHURCH STREET ASHTON	ASHTON		ST PETER'S	7	53	0.1316	SHLAA	No Previous planning consents relating to residential redevelopment of site	Pay and display car park.
ASP34	11-15	TERRITOTIAL ARMY BARRACK COTTON STREET/ CAVENDISH STREET	ASHTON		ST PETER'S	37	99	0.3748	SHLAA	No previous applications for residential development on this site.	Barracks and showroom
AU08	11-15	CAR PARK PIPIT CLOSE	AUDENSHAW		AUDENSHAW	1	33	0.0306	SHLAA	No previous applications for residential development on this site.	Parking area with potential for residential dwelling subject to meeting privacy distances.
AU107	11-15	SHOPPING PARADE GUIDE LANE OFF CHAPEL STREET	AUDENSHAW		ST PETER'S	15	63	0.2392	SHLAA	No Previous planning consents relating to residential redevelopment of site	Two and three storey properties with commercial to ground floor and residential above

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AU109	11-15	WASTELAND ADJACENT TO HAZELWOOD DRIVE AND GUIDE LANE	AUDENSHAW		AUDENSHAW	3	43	0.07	SHLAA	No Previous planning consents relating to residential redevelopment of site	Maintained grassed area with trees
AU22	11-15	LAND AT THE CORNER OF EGERTON STREET AND CORPORATION ROAD	AUDENSHAW		AUDENSHAW	4	42	0.0957	SHLAA	No Previous planning consents relating to residential redevelopment of site	Former Playground. Disused. Council owned.
AU23	11-15	CORNER OF EGERTON STREET AND DENSHAW AVENUE	AUDENSHAW		AUDENSHAW	2	16	0.1275	SHLAA	No Previous planning consents relating to residential redevelopment of site	Maintained Grassed area
AU28	11-15	LAND BETWEEN WERNETH STREET AND PROGRESS AVENUE	AUDENSHAW		AUDENSHAW	2	6	0.3113	SHLAA	No Previous planning consents relating to residential redevelopment of site	Plot of land between rear of houses on St Anne's Road and Howard Street. Maintained grassed area with footpath through centre and trees.
AU41	11-15	LAND TO THE REAR OF 2 TO 16 HIGHFIELD STREET	AUDENSHAW		AUDENSHAW	2	26	0.0775	SHLAA	No Previous planning consents relating to residential redevelopment of site	Maintained grassed area. One tree.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AU42	11-15	LAND ADJACENT TO 5 ST ANNES ROAD	AUDENSHAW	M34 5AA	AUDENSHAW	2	49	0.041	SHLAA	No Previous planning consents relating to residential redevelopment of site	Maintained grassed area. 4no. trees. Adjacent to Shepley Road and bus stop.
AU45	11-15	GRASSED AREA TO EAST OF SUN INN, GUIDE LANE	AUDENSHAW		ST PETER'S	4	43	0.0931	SHLAA	No Previous planning consents relating to residential redevelopment of site	Maintained grassed island with trees.
AU49	11-15	OPEN LAND AT JUNCTION OF GUIDE LANE AND SCOTT GATE	AUDENSHAW		ST PETER'S	3	45	0.067	SHLAA	No Previous planning consents relating to residential redevelopment of site	Offers some amenity value
AU59	11-15	SQUARE PIECE OF LAND TO NORTH OF PLAYINGFIELD AT ST ANNE'S PRIMARY SCHOOL, CLARENDON ROAD	AUDENSHAW		AUDENSHAW	10	19	0.5155	SHLAA	No Previous planning consents relating to residential redevelopment of site	Only vehicular access off Manchester Road. Offers some valuable amenity space/wildlife area.
AU76	11-15	SIDE GARDEN OF 8 SANDRINGHAM AVENUE	AUDENSHAW	M34 5NE	AUDENSHAW	1	16	0.062	SHLAA	No Previous planning consents relating to residential redevelopment of site	Space to develop a single dwelling.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
AU81	11-15	AMENITY AREA ADJACENT TO 37 LEECH BROOK AVENUE	AUDENSHAW		AUDENSHAW	6	26	0.2275	SHLAA	No Previous planning consents relating to residential redevelopment of site	High amenity value, potential for limited infilling.
AU86	11-15	GRASSED AREA AT JUNCTION OF HOPKINSON AVENUE AND ELIZABETH AVENUE	AUDENSHAW		AUDENSHAW	6	37	0.1624	SHLAA	No Previous planning consents relating to residential redevelopment of site	Maintained grassed area
AW04	11-15	239 OLDHAM ROAD	ASHTON	OL7 9AT	ASHTON WATERLOO	2	114	0.0176	SHLAA	No Previous planning consents relating to residential redevelopment of site	Former workshop
AW18	11-15	LAND AT THE END OF MARSDEN CLOSE/ROTHBURY AVENUE/ MORPETH CLOSE	ASHTON		ASHTON WATERLOO	10	27	0.3638	SHLAA	No Previous planning consents relating to residential redevelopment of site	Strip of overgrown waste land to the rear of houses.
AW19	11-15	LAND BETWEEN 28 LINDISFARNE ROAD AND 15 GROVE STREET	ASHTON	OL7 9SF	ASHTON WATERLOO	5	23	0.2197	SHLAA	No Previous planning consents relating to residential redevelopment of site	Open grassed amenity area. Relatively flat rectangular plot. Well maintained.

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	2014										
CFS14	11-15	LAND NORTH EAST OF CRICKET GROUND GODLEY RESERVOIR	HYDE		HYDE GODLEY	88	30	2.9417	CFS	No Previous planning consents relating to residential redevelopment of site	Grassed amenity space to north east of cricket ground.
CFS16	11-15	LAND BETWEEN GODLEY RESERVOIR AND A57	HYDE		HYDE GODLEY	126	30	4.1797	CFS	No Previous planning consents relating to residential redevelopment of site	Grassed amenity space between reservoir and A57.
CFS23	11-15	PORTLAND WORKS HILL STREET	ASHTON	OL7 0PZ	ST PETER'S	17	41	0.4166	CFS	No Previous planning consents relating to residential redevelopment of site	Large 20th century industrial unit located within Portland Basin Conservation Area.
CFS33	11-15	LAND EAST OF GODLEY RESERVIOR BETWEEN TETLOWFOLD FARM AND LONGLANDS HOUSE	HYDE		HYDE GODLEY	228	30	7.5954	CFS	No Previous planning consents relating to residential redevelopment of site	Large, open grassed space with trees.
CFS62	11-15	LAND TO THE WEST OF BARNGATE DRIVE	MOSSLEY		MOSSLEY	48	30	1.6182	CFS	No previous planning applications for residential development on this site.	Area of protected green space to the west of Barn gate Drive

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DNE09	11-15	LAND AT THE END OF VALLEY GROVE	DENTON	M34 6JJ	DENTON NORTH EAST	2	23	0.087	SHLAA	No Previous planning consents relating to residential redevelopment of site	Grassed open public amenity space with trees. Gentle slope S to N.
DNS10	11-15	2 WAKELING ROAD	DENTON	M34 6ES	DENOTN SOUTH	1	5	0.2055	SHLAA	No Previous planning consents relating to residential redevelopment of site	Rear garden area with flat sections.
DNS11	11-15	LAND BETWEEN 54 TO 56 DENBIGH ROAD	DENTON	M34 7HS	DENTON SOUTH	4	64	0.0626	SHLAA	No Previous planning consents relating to residential redevelopment of site	Grassed amenity area with trees
DNS12	11-15	CAR PARK AREA ADJACENT TO 45-49 YEW TREE ROAD	DENTON		DENTON SOUTH	2	27	0.0741	SHLAA	No Previous planning consents relating to residential redevelopment of site	Area of hard standing used as informal residents parking area.
DNS14	11-15	LAND TO THE SIDE OF 2 ESSINGTON WALK	DENTON	M34 6NU	DENTON SOUTH	1	39	0.0255	SHLAA	No Previous planning consents relating to residential redevelopment of site	Vacant grassed public amenity area at the end of the terrace

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	2014										
DNS15	11-15	LAND TO THE SIDE OF 1 STAPLEFORD WALK	DENTON	M34 6NP	DENTON SOUTH	1	37	0.0271	SHLAA	No Previous planning consents relating to residential redevelopment of site	Vacant grassed public amenity area at the end of the terrace
DNS16	11-15	LAND OPPOSITE 1 TO 3 WOLLATON WALK	DENTON	M34 6EZ	DENTON SOUTH	3	36	0.0827	SHLAA	No Previous planning consents relating to residential redevelopment of site	Vacant grassed public amenity area
DNS18	11-15	LAND TO THE FRONT OF STANDISH WALK	DENTON	M34 6FY	DENTON SOUTH	6	36	0.1688	SHLAA	No Previous planning consents relating to residential redevelopment of site	Vacant grassed public amenity area
DNS20	11-15	LAND TO REAR 41-59 MILL LANE AND 2-14 TARRAN GROVE	DENTON		DENTON SOUTH	39	30	1.2887	SHLAA	No previous residential planning applications on this site.	Overgrown open land in valley. Limited access
DNS21	11-15	LAND ADJACENT TO CAPESTHORNE WALK DENTON	DENTON		DENTON NORTH EAST	77	40	1.9079	SHLAA	No Previous planning consents relating to residential redevelopment of site	Vacant grassed public amenity area.

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DNS22	11-15	LAND OF 12-22 REID CLOSE	DENTON		DENTON SOUTH	49	40	1.2242	SHLAA	No Previous planning consents relating to residential redevelopment of site	Grassed amenity area
DNS23	11-15	LAND TO EAST OF CORRIE PRIMARY SCHOOL CEMETERY ROAD	DENTON	M34 6FG	DENTON SOUTH	35	40	0.8819	SHLAA	No Previous planning consents relating to residential redevelopment of site	Grassed amenity area
DNW03	11-15	LAND TO THE SIDE OF 61 MILLBROOK AVENUE	DENTON	M34 2DQ	DENTON WEST	2	14	0.1416	SHLAA	No previous planning applications for residential redevelopment on this site.	Overgrown wasteland with trees. Gated access onto road.
DNW06	11-15	HORSES FIELDS OFF FAIRVIEW ROAD	DENTON		DENTON WEST	255	40	6.3682	SHLAA	No previous planning applications for residential redevelopment on this site.	Large area of Greenfield land used for horse grazing. Designated in UDP as protected Green Space
DNW07	11-15	LAND ADJACENT 18 HILLVIEW ROAD	DENTON	M34 2FQ	DENTON WEST	5	43	0.1167	SHLAA	No previous planning applications for residential redevelopment on this site.	Rectangular piece of open grassed amenity space. Flat with no trees.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
DNW08	11-15	LAND ADJACENT TO HOLY TRINITY ROMAN CATHOLIC CURCH LUXOR GROVE DENTON	DENTON	M34 2WT	DENTON WEST	12	59	0.2034	SHLAA	No previous planning applications for residential redevelopment on this site.	Large area of grassed amenity space with semi-detached houses in the middle.
DNW10	11-15	LAND TO WEST AND SOUTH OF GRESWELL PRIMARY SCHOOL OFF AUBURN ROAD AND RUSKIN AVENUE	DENTON		DENTON WEST	120	40	3.0077	SHLAA	No previous planning applications for residential development on this site.	Green site located south of Greswell Primary School.
DRE01	11-15	SCOUT HUT ELLEN STREET	DROYLSDEN	M34 7YA	DROYLSDEN EAST	5	40	0.1259	SHLAA	No previous residential planning applications on this site.	Scout Hall building and land to the rear as well as the enclosed patch of wasteland to the side.
DRE05	11-15	LAND ADJACENT TO 342 FAIRFIELD ROAD	DROYLSDEN	M43 7LN	DROYLSDEN EAST	51	40	1.2665	SHLAA	No previous planning applications for residential development on this site.	Well maintained lock up garage plot with mature trees throughout site.
DS24	11-15	CAR PARK AND PINEAPPLE PUBLIC HOUSE 18 KENWORTHY STREET	STALYBRIDGE	SK15 2DX	DUKINFIELD STALYBRIDGE	6	47	0.1265	SHLAA	No previous planning applications for residential development on this site.	Large car parking area

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
DS25	11-15	LAND ADJACENT TO THE OLD HUNTERS TAVERN PH, 51-53 ACRES LANE	STALYBRIDGE	SK15 2JR	DUKINFIELD STALYBRIDGE	3	69	0.0436	SHLAA	No Previous planning consents relating to residential redevelopment of site	Land adjacent to public house
DS26	11-15	LAND ADJACENT TO THE ORGAN INN PH, 61 ACRES LANE	STALYBRIDGE	SK15 2JR	DUKINFIELD STALYBRIDGE	2	81	0.0248	SHLAA	No Previous planning consents relating to residential redevelopment of site	Land adjacent to public house
DU10	11-15	GARAGE SITE TOWER STREET OPPOSITE BATES STREET INCLUDING GRASSED AREA	DUKINFIELD		DUKINFIELD	5	60	0.0835	SHLAA	No previous planning applications for residential development on this site.	Small garage site containing 10 garages with grassed amenity area adjoining Foundry Street behind garages
DU11	11-15	TOWN LANE JUNCTION PARKING CLOSE	DUKINFIELD	SK16 4DD	DUKINFIELD	2	48	0.0416	SHLAA	No previous planning applications for residential development on this site.	Small grass verge on junction
DU12	11-15	GARAGE SITE AT JUNCTION OF PRICE STREET/ PICKFORD LANE	DUKINFIELD		DUKINFIELD	6	75	0.0798	SHLAA	No previous planning applications for residential development on this site.	Semi derelict garage site in a poor untidy condition. Many of the garages appear derelict

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
DU19	11-15	VICTORIA STREET JUNCTION JEFFREYS DRIVE	DUKINFIELD	SK16 4BZ	DUKINFIELD	3	66	0.0455	SHLAA	No previous planning applications for residential development on this site.	Grassed amenity area
ES02	11-15	WIER MILL MANCHESTER ROAD	MOSSLEY		MOSSLEY	12	29	0.4091	SHLAA	No previous planning applications for residential development on this site.	Three storey mill building, in mixed use located within the greenbelt
ES04	11-15	BANK MILL & OLD FIRE STATION, MANCHESTER ROAD (ROACHES)	MOSSLEY		MOSSLEY	20	49	0.406	SHLAA	No previous planning applications for residential development on this site.	Low quality employment site in Employment Land Review
ES14	11-15	WORKS SITE ON JOHNSONBROOK ROAD	HYDE		HYDE NEWTON	42	40	1.0384	ELR	No previous planning applications for residential development on this site.	Employment site including large works building and car park.
ES16	11-15	TURNER STREET	DENTON	M34 3EG	DENTON NORTH EAST	27	41	0.6637	ELR	No previous planning applications for residential development on this site.	Employment site with large Industrial Unit

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
ES17	11-15	PALATINE STREET DENTON	DENTON	M43 3LY	DENTON NORTH EAST	26	39	0.6611	ELR	06/01164/OUT Proposed residential development (Approved 15/09/2006).	Employment site
ES21	11-15	LYMEFIELD WORKS OFF LOWER MARKET STREET BROADBOTTOM	HYDE		LONGDENDAL E	26	50	0.5155	ELR	No previous planning applications for residential development on this site.	19th century mill building.
HG08	11-15	WASTELAND TO THE SIDE OF 81 MOTTRAM OLD ROAD	HYDE	SK14 5NJ	HYDE GODLEY	3	27	0.1112	SHLAA	No previous planning consents relating to residential redevelopment of site	Close proximity to adjacent school. Challenge of privacy distances to adjacent properties.
HG15	11-15	PLAYING FIELD AT LEIGH STREET	HYDE		HYDE GODLEY	40	52	0.7713	SHLAA	No previous planning applications for residential development on this site.	Flat area of grassed recreational land with formal children's play area. Adjacent to Hyde United Football ground and Hyde leisure Centre. Surrounded by housing.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
HN03	11-15	PLOT ON CORNER OF DUNKIRK LANE AND DUKINFIELD ROAD	HYDE		HYDE NEWTON	8	55	0.1447	SHLAA	No previous planning applications for residential development on this site.	Public open amenity space. Uneven with flat sections. Trees and shrubs.
HN19	11-15	PAVILION AND CAR PARK ADJACENT 125 VICTORIA STREET	HYDE	SK14 4AS	HYDE NEWTON	6	34	0.1746	SHLAA	No previous planning applications for residential development on this site.	Flat site consisting of pavilion building and unmade car park on edge of an area of Protected Green Space.
HN30	11-15	OPEN AMENITY SPACE ON JUNCTION OF ST MARYS ROAD AND TALBOT ROAD	HYDE		HYDE NEWTON	8	36	0.2226	SHLAA	No previous planning applications for residential development on this site.	Large grassed area with some trees around perimeter. Relatively flat.
HW01	11-15	LAND OFF HALL STREET AND MANCHESTER ROAD	HYDE	SK14 2DA	HYDE GODLEY	5	21	0.241	SHLAA	No previous planning applications for residential development on this site.	Public amenity space with grassed area/ planting/ shrubs & mature trees. Attractive green area with TPOs to south adjacent to Manchester Rd.
HW12	11-15	INDUSTRIAL WORKS ON WYCH FOLD	HYDE	SK15 5ED	HYDE WERNETH	10	33	0.307	SHLAA	No previous residential planning application	Industrial buildings and car park. Flat site with hard standing.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO10	11-15	9 SPRING STREET, HOLLINGWORTH	HYDE	SK14 8NQ	LONGDENDAL E	1	20	0.0495	SHLAA	No previous planning applications for residential development on this site.	Side garden
LO100	11-15	END OF ABBEY GROVE, MOTTRAM	HYDE	SK14 6PQ	LONGDENDAL E	5	43	0.1165	SHLAA	No previous planning applications for residential development on this site.	Grassed area
LO106	11-15	SITE OF 15-57 ATHERTON AVENUE AND ADJOINING LAND (REGEN SITE 28)	HYDE		LONGDENDAL E	15	40	0.3715	OPP	11/00211/OUT Renewal of application 06/00141/OUT for residential development of 15no. - 17no. units - 5 year approval on SITE 28 (Approved 17/06/2011). 06/00141/OUT Residential development (Approved 17/03/2006).	Cleared housing site
LO120	11-15	CORNER OF CLOUGH END ROAD AND BUNKERS HILL ROAD, MOTTRAM	HYDE		LONGDENDAL E	2	47	0.043	SHLAA	No previous planning applications for residential development on this site.	Grassed area
LO123	11-15	CORNER OF BUNKERS HILL ROAD AND BRET LAND GARDENS, MOTTRAM	HYDE		LONGDENDAL E	6	57	0.1055	SHLAA	No previous planning applications for residential development on this site.	Grassed area

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO131	11-15	ADJACENT 30 VALLEY ROAD, MOTTRAM	HYDE	SK14 3PP	LONGDENDAL E	1	20	0.0512	SHLAA	No previous planning applications for residential development on this site.	Grassed area
LO132	11-15	ADJACENT 35 VALLEY ROAD, MOTTRAM	HYDE	SK14 3PP	LONGDENDAL E	2	46	0.0431	SHLAA	No previous planning applications for residential development on this site.	Grassed area
LO140	11-15	OFF BEAUFORT ROAD MOTTRAM	HYDE		LONGDENDAL E	5	16	0.3164	SHLAA	No previous planning consents relating to residential redevelopment of site	General amenity space.
LO182	11-15	END OF COOMBES VIEW REAR OF HOUSES ON MOSS LANE, BROADBOTTOM	HYDE		LONGDENDAL E	5	28	0.1767	SHLAA	No previous planning applications for residential development on this site.	Overgrown land
LO32	11-15	END OF PRECINCT OFF MOORFIELD TERRACE, HOLLINGWORTH	HYDE	SK14 8JF	LONGDENDAL E	2	55	0.0361	SHLAA	No previous planning applications for residential development on this site.	Garage site

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO58	11-15	ROE CROSS INN ROE CROSS ROAD, MOTTRAM	HYDE	SK14 6SD	LONGDENDAL E	10	54	0.1868	SHLAA	No previous residential planning application	Pub and car park
LO60	11-15	LAND OPPOSITE 33-39 MOTTRAM MOOR, MOTTRAM	HYDE	SK14 6LA	LONGDENDAL E	5	58	0.0867	SHLAA	No previous planning applications for residential development on this site.	Land to side of large house
LO61	11-15	LAND NEXT TO PROSPECT HOUSE MOTTRAM MOOR, MOTTRAM	HYDE	SK14 6LA	LONGDENDAL E	6	62	0.0969	SHLAA	No previous planning applications for residential development on this site.	Land to other side of large house
LO81	11-15	NEXT TO 26 ASHWORTH LANE, MOTTRAM	HYDE	SK14 6NU	LONGDENDAL E	4	33	0.1229	SHLAA	No previous planning applications for residential development on this site.	Grassed area
LO82	11-15	DAY GROVE, MOTTRAM	HYDE	SK14 6NX	LONGDENDAL E	3	32	0.0924	SHLAA	No previous planning applications for residential development on this site.	Turning head and grassed area

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
LO97	11-15	FRONT OF ARUNDALE GROVE, MOTTRAM	HYDE	SK14 6PF	LONGDENDAL E	5	179	0.0279	SHLAA	No previous planning applications for residential development on this site.	Grassed area, former housing site
MO129	11-15	LAND TO THE FRONT OF 1-9 ROUND HEY	MOSSLEY	OL5 0AW	MOSSLEY	2	67	0.0299	SHLAA	No previous planning applications for residential development on this site.	Area of Council owned public open space.
MO138	11-15	LAND ON SOUTH SIDE OF GREAVES STREET	MOSSLEY		MOSSLEY	6	28	0.214	SHLAA	No previous planning consents relating to residential redevelopment of site	Green space with possible challenges with level changes.
MO24	11-15	GARAGE SITE ADJACENT TO 9 STATION ROAD MOSSLEY	MOSSLEY	OL5 9HX	MOSSLEY	3	59	0.0511	SHLAA	No previous planning applications for residential development on this site.	Lock up garage site and adjoining land
MO26	11-15	LAND BETWEEN 4 AND 6 ALPHIN SQUARE	MOSSLEY	OL5 9HB	MOSSLEY	3	34	0.0875	SHLAA	No previous planning applications for residential development on this site.	Allotment site

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
MO28	11-15	LAND AT THE END OF PENNINE VIEW	MOSSLEY	OL5 9EY	MOSSLEY	14	33	0.427	SHLAA	No previous planning applications for residential development on this site.	Steeply sloping area of public open space
MO32	11-15	LAND TO THE REAR OF 10-28 THE ROWANS	MOSSLEY	OL5	MOSSLEY	18	35	0.5115	SHLAA	No previous planning applications for residential development on this site.	Grassy area of public open space with a Garden Hire Club compound.
MO56	11-15	TRIANGULAR AREA AT JUNCTION OF WAGGON ROAD AND BURY STREET MOSSLEY	MOSSLEY		MOSSLEY	4	45	0.0893	SHLAA	No previous planning applications for residential development on this site.	Council owned triangular area of Protected Open Space with steps across.
MO61	11-15	BRITANNIA MILL MANCHESTER ROAD	MOSSLEY	OL5 9PH	MOSSLEY	16	44	0.3617	SHLAA	No previous planning applications for residential development on this site.	Multi-storey mill with area of open land to the rear adjoining River Tame. Appears unoccupied following relocation of Ibx Ropes.
MO62	11-15	BRITANNIA NEW MILL QUEEN STREET	MOSSLEY	OL5 9AL	MOSSLEY	40	65	0.6132	SHLAA	No previous planning applications for residential development on this site.	Deceptively large industrial unit on two levels on banks of River Tame with hard standings to south and east.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
MO63	11-15	NORTH END OF AUDLEY STREET	MOSSLEY	OL5 9WH	MOSSLEY	50	47	1.0668	SHLAA	No previous planning applications for residential development on this site.	Small industrial estate lying adjacent to Huddersfield Narrow Canal. Mostly occupied, but some derelict land within site.
MO68	11-15	BROOKFIELDS LAND TO THE REAR OF HOUSES ON STAMFORD ROAD AND CARRHILL ROAD	MOSSLEY		MOSSLEY	50	18	2.8077	SHLAA	09/01066/FUL Erection of 10no. Houses with car parking (Withdrawn 28/01/2010).	Large area of steeply sloping open land between railway line, Stamford Road & Spring Street. Bisected by surfaced public footpath (Brookfields).
SN06	11-15	CARR RISE AND THORN BANK CARRBROOK	STALYBRIDGE	SK15 3NY/Z	STALYBRIDGE NORTH	5	26	0.194	SHLAA	No previous residential planning application	Communal drying area/car parking to the rear of Carr Rise and Thorn Bank.
SN18	11-15	SIDE OF COMMUNITY CENTRE JOHN STREET HEYROD	STALYBRIDGE	SK15 3BS	STALYBRIDGE NORTH	8	99	0.0812	SHLAA	No previous planning applications for residential development on this site.	Car park for Community Centre
SN19	11-15	SMALL GARAGE SITE NEXT TO COMMUNITY CENTRE JOHN STREET HEYROD	STALYBRIDGE	SK15 3BS	STALYBRIDGE NORTH	3	68	0.044	SHLAA	No previous planning applications for residential development on this site.	Small garage site, garages appear to be in use.

Site Reference	2014	Location	Town	Post Code	Ward	2014 yield	density	Area	Status 2014	Planning History (since 2000)	Site Description
SS18	11-15	LAND BETWEEN 38 AND 60 MOTTRAM OLD ROAD	STALYBRIDGE		STALYBRIDGE SOUTH	1	14	0.069	SHLAA	No Previous planning consents relating to residential redevelopment of site	Gardens, where privacy distances could be challenging.
SS29	11-15	BRUSHES PLAYING FIELDS	STALYBRIDGE		STALYBRIDGE SOUTH	90	38	2.3869	SHLAA	No previous planning applications for residential development on this site.	Playing fields

Appendix 2: Discounted Sites

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
10/00250/FUL	DIS	FORMER GEORGE HOTEL STAMFORD STREET MOSSLEY	MOSSLEY	OL5 0HR	MOSSLEY	0.0279	10/00250/FUL Conversion of bar into 2no. Apartments - D. Statement currently 6no. Flats and café. Proposal is to add 2no. Flats converting cafe space on ground floor (18/08/2010). 07/00387/FUL Roof conversion to form 2no flats (15/06/2007)	Former public house, with ground floor in use as a bar and first and second floors in residential use, located within Top Mossley
13/00083/FUL	DIS	TMBC CAR PARK BRULINGTON STREET	ASHTON		ST PETER'S	0.1922	13/00083/FUL 11no. houses and 11no. apartment (Approved 11/06/2013).	Former car park with ground contamination.
AH05	DIS	LAND END OF WORCESTER CLOSE	ASHTON		ASHTON HURST	0.0459	No previous planning applications relating to residential development.	Too narrow to accommodate any realistic housing development. Privacy distances to gable windows.
AH06	DIS	LAND REAR OF OAK GROVE/CONNERY CRESCENT	ASHTON		Ashton Hurst	0.1659	No previous planning applications relating to residential development.	No vehicular access to the site without demolition of at least one surrounding pair of semis - complicated, expensive & unlikely considering limited size of site.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
AH13	DIS	FRONT GARDENS OF 439 KINGS ROAD TO 15 GORSEY LANE	ASHTON		ASHTON HURST	0.0271	No planning previous applications relating to residential redevelopment of site	Garden site, with potential for issues with privacy distances.
AH16	DIS	LAND TO REAR OF ASHBOURNE DRIVE/NORTH SIDE OF HIGH PEAK	ASHTON		ASHTON HURST	0.0461	No planning previous applications relating to residential redevelopment of site	No vehicular access. Too small to meet privacy distances with surrounding houses.
AS646	DIS	GARDEN AT 107 BEAUFORT ROAD	ASHTON	OL6 6NU	ASHTON ST MICHAEL'S	0.0304	11/00061/OUT Extend time limit to develop a detached bungalow 08/00248/OUT (Approved 18/03/2011). 08/00248/OUT Erection of detached bungalow (Approved 29/05/2008)	Former garden site now forms part of recent residential redevelopment of The Mount & the Warrington Club
ASM02	DIS	LAND ADJACENT TO 5 ARLIES STREET	ASHTON	OL6 9QW	ASHTON ST MICHAEL'S	0.0113	No previous applications relating to residential development on this site	Unable to meet privacy distances. Plot too small for infill housing.
ASM07	DIS	PLOT OF AMENITY SPACE ADJACENT TO 72 LEECH AVENUE	ASHTON	OL8 8HH	ASHTON ST MICHAEL'S	0.0587	No Previous planning applications relating to residential redevelopment of site	Valuable & attractive green spaces on entrance into street. Unsuitable for housing due to loss of trees, attractive open areas and privacy distances

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
ASM10	DIS	LAND AT JUNCTION BETWEEN LEECH AVENUE AND PALACE ROAD	ASHTON		ASHTON ST MICHAEL'S	0.067	No previous applications relating to residential development on this site	Valuable area of open space. Well maintained public space for surrounding residents. Privacy Distances.
ASM12	DIS	LAND BETWEEN 24 & 26 HADFIELD CRESCENT	ASHTON		ASHTON ST MICHAEL'S	0.0758	No Previous planning applications relating to residential redevelopment of site	Unlikely to meet privacy distances & suitable parking & access arrangements. Loss of trees & attractive green area.
ASM14	DIS	LAND TO REAR OF COTTAGE TAVERN 161 MOSSLEY ROAD	ASHTON		ASHTON ST MICHAEL'S	0.0976	No previous applications relating to residential development on this site	Unable to meet privacy distances. Loss of valuable off street parking area.
ASM32	DIS	LAND TO THE SIDE OF 4 CORKLAND STREET	ASHTON	OL6 6QT	ASHTON ST MICHAELS	0.0138	13/00016/FUL Conversion to 2no. flats including 2-storey side extension (Withdrawn 02/06/2014).	Side garden is too narrow to fit an additional house whilst also maintaining adequate parking & access arrangements & suitable garden space for both new & existing dwellings.
ASM33	DIS	ELECTRICITY SUBSTATION TO THE SIDE OF 17 HALL STREET	ASHTON	OL6 6SD	ASHTON ST MICHAELS	0.0198	No previous applications relating to residential development on this site	Substation currently in use.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
ASM34	DIS	AMENITY AREA ON RUTLAND STREET/ TO REAR OF MARSHALL COURT	ASHTON		ASHTON ST MICHAELS	0.2054	No previous applications relating to residential development on this site	Valuable strip of green open space in high density residential area. Unsuitable housing site.
ASM38	DIS	REAR GARDENS OF LARKHILL & THE NOOK, GRAFTON STREET	ASHTON	OL6 6TG	ASHTON ST MICHAELS	0.0798	No previous applications relating to residential development on this site	Too small & unsuitable even for small housing development. Unable to maintain privacy distances or comply with access standards.
ASM39	DIS	GARDEN TO SIDE OF 76 CURRIER LANE	ASHTON	OL6 6TB	ASHTON ST MICHAELS	0.047	No previous applications relating to residential development on this site	Difficult to develop. Too small for realistic housing development. Loss of TPO trees.
ASP06	DIS	CLEARED LAND ADJACENT TO 11 MELBOURNE STREET SOUTH	ASHTON		ST PETER'S	0.0339	03/00356/FUL Erection of 4no. terraced dwellings and associated car parking (Refused 25/06/2003).	Unsuitable for housing site. Difficult to maintain privacy distances & loss of trees.
ASP07	DIS	JUNCTION OF ROMNEY STREET/PENNY MEADOW	ASHTON		ST PETER'S	0.0685	No previous applications for residential development on this site.	Site forms part of the route of the Ashton town centre relief road.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
ASP13	DIS	REAR GARDEN OF 55 PELHAM STREET	ASHTON	OL7 0DT	ST PETER'S	0.0192	No previous applications for residential development on this site.	Wasteland recently enclosed with fencing and changed use to private garden.
ASP14	DIS	LAND TO THE SIDE OF 89 MANSFIELD STREET	ASHTON	OL7 0HP	ST PETER'S	0.0257	No previous applications for residential development on this site.	Former housing site currently forming area of open amenity space in high density residential area.
ASP17	DIS	LAND BETWEEN ANN STREET & OXFORD STREET EAST	ASHTON		ST PETER'S	0.1216	No previous applications for residential development on this site.	Valuable area of open amenity space in dense residential area. Also provides green buffer between houses and adjacent industry.
ASP27	DIS	CAR PARK REAR 6-12 OLDHAM ROAD	ASHTON		ST PETER'S	0.1205	No previous applications for residential development on this site.	Scrapyard, car park and commercial frontage
AU01	DIS	TRIANGULAR PIECE OF LAND AT NORTHERN END OF LYNWOOD GROVE/FAIRLEE AVENUE	AUDENSHAW		AUDENSHAW	0.069	No previous applications for residential development on this site.	Unsuitable for housing as site high amenity value.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
AU02	DIS	TRIANGULAR PIECE OF LAND TO REAR OF 10 & 12 LEGH DRIVE	AUDENSHAW	M34 5TG	AUDENSHAW	0.0205	No previous applications for residential development on this site.	No vehicular access. Unsuitable for housing
AU024.4	DIS	173 STAMFORD STREET	AUDENSHAW	M34 5NP	AUDENSHAW	0.2233	10/00337/FUL Erection of 4no. Dwellings (Approved 08/06/2010). 07/01364/FUL Residential development comprising 8no. Apartments and 4no. Bungalows.	Large side extension likely to prohibit development of rear garden of 173 Stamford Road
AU03	DIS	LAND ADJACENT TO 215 LUMB LANE	AUDENSHAW	M34 5RX	AUDENSHAW	0.0648	No previous applications for residential development on this site.	H.P. Gas pipeline runs through centre of site (roughly E-W). Unsuitable for development.
AU06	DIS	LAND BETWEEN 25/29 & 31 NIGHTINGALE DRIVE	AUDENSHAW	M34 5QY	AUDENSHAW	0.0251	No previous applications for residential development on this site.	No alternative parking.
AU07	DIS	LAND BETWEEN 30/32 NIGHTINGALE DRIVE & 12/14 BRAMBLING CLOSE	AUDENSHAW		AUDENSHAW	0.0264	No previous applications for residential development on this site.	No alternative for parking. Cannot meet privacy distances.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
AU10	DIS	BUILDING AND LAND AT JUNCTION OF WREN CLOSE AND HERON DRIVE	AUDENSHAW		AUDENSHAW	0.0955	No previous applications for residential development on this site.	No alternative parking
AU100	DIS	GRASSED AREA TO REAR OF 2-10 ASHWORTH AVENUE	AUDENSHAW		ST PETER'S	0.0553	No previous applications for residential development on this site.	Offers amenity value and constrained by privacy distances.
AU101	DIS	LAND TO REAR OF 53-57 GUIDE LANE	AUDENSHAW		ST PETER'S	0.0387	No previous applications for residential development on this site.	Currently in use as car park, offers amenity value and constrained by privacy distances.
AU104	DIS	CAR PARK ADJACENT TO HOOLEY HILL PH, 125-127 GUIDE LANE	AUDENSHAW	M34 5BY	ST PETER'S	0.0594	No previous applications for residential development on this site.	Constrained by privacy distances.
AU108	DIS	LAND BETWEEN 33 & 35 EAST STREET	AUDENSHAW	M34 5BX	ST PETER'S	0.022	No Previous planning applications relating to residential redevelopment of site	Would not meet privacy distances.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
AU11	DIS	LAND ADJACENT TO 32/36 HERON DRIVE	AUDENSHAW	M34 5QX	AUDENSHAW	0.0328	No Previous planning applications relating to residential redevelopment of site	No alternative parking
AU110	DIS	GARAGE PLOT POPLAR COURT POPLAR STREET AUDENSHAW	AUDENSHAW		AUDENSHAW	0.0978	No previous applications for residential development on this site.	Issues with privacy distances on this grassed open space and garage site.
AU13	DIS	TRANSCO GVC STATION AND SURROUNDING LAND, LUMB LANE	AUDENSHAW	M34 5RX	AUDENSHAW	0.1027	No previous applications for residential development on this site.	Gas pipelines through site. Unsuitable for development.
AU15	DIS	LAND REAR OF LUMB FARM LUMB LANE	AUDENSHAW	M34 5RU	AUDENSHAW	0.3234	No previous applications for residential development on this site.	Part of school.
AU16	DIS	132 LUMB LANE	AUDENSHAW	M34 5RU	AUDENSHAW	0.0328	No previous applications for residential development on this site.	House has already been extended into side garden therefore insufficient space to further develop

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AU19	DIS	TENNIS COURTS AND SURROUNDING LAND ASSHETON AVENUE	AUDENSHAW		AUDENSHAW	0.369	No previous applications for residential development on this site.	Poor site access (Assheton Ave one way and very narrow).
AU20	DIS	SNIPE INN AND GROUNDS 387 MANCHESTER ROAD	AUDENSHAW		AUDENSHAW	0.385	No previous applications for residential development on this site.	Route of the proposed Metro Link extension runs through open land to rear of pub.
AU24	DIS	MAINTAINED GRASSED AREAS BETWEEN 16 TO 34 DENSHAW AVENUE	DENTON		AUDENSHAW	0.0847	No Previous planning applications relating to residential redevelopment of site	Would not meet privacy distances
AU25	DIS	PARCEL OF LAND ADJACENT TO 10 DENSHAW AVENUE	DENTON	M34 3NX	AUDENSHAW	0.0156	No Previous planning applications relating to residential redevelopment of site	Would not meet privacy distances
AU25.2	DIS	PARCLE OF LAND ADJACENT TO 2 HIBBERT AVENUE	DENTON	M34 3NZ	AUDENSHAW	0.0191	No Previous planning applications relating to residential redevelopment of site	Would not meet privacy distances

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AU25.3	DIS	PARCLE OF LAND ADJACENT TO 2 DENSHAW AVENUE	DENTON	M34 3NX	AUDENSHAW	0.0144	No Previous planning applications relating to residential redevelopment of site	Would not meet privacy distances
AU25.4	DIS	PARCLE OF LAND ADJACENT 7 HOPKINSON AVENUE	DENTON	M34 3WZ	AUDENSHAW	0.0166	No Previous planning applications relating to residential redevelopment of site	Would not meet privacy distances
AU27	DIS	LAND ADJACENT 11 WERNETH STREET	AUDENSHAW	M34 5AJ	AUDENSHAW	0.0294	No previous applications for residential development on this site.	Large plot but would not meet with privacy distances from rear of 125 St Anne's Road.
AU30	DIS	LAND ADACENT TO 32 HAUGHTON STREET	AUDENSHAW	M34 5QA	AUDENSHAW	0.012	No previous applications for residential development on this site.	Very narrow site. Unsuitable for housing and issues with privacy distances.
AU32	DIS	GARAGES AT HOPE STREET AND ROWCAN CLOSE	AUDENSHAW		AUDENSHAW	0.0135	No previous applications for residential development on this site.	Narrow site. Would not meet privacy distances.

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AU33	DIS	LAND IN FRONT OF 82 ST ANNE'S ROAD	AUDENSHAW	M34 5AP	AUDENSHAW	0.0465	No previous applications for residential development on this site.	Would not meet privacy distances.
AU33.2	DIS	LAND IN FRONT OF 84 ST ANNE'S ROAD	AUDENSHAW	M34 5AP	AUDENSHAW	0.0407	No previous applications for residential development on this site.	Would not meet privacy distances.
AU35	DIS	GRASSED AREA ADJACENT TO 5 ST HILDAS ROAD	AUDENSHAW	M34 5AU	AUDENSHAW	0.0214	No previous applications for residential development on this site.	Main window to side of No. 5 - would not meet privacy distances
AU36	DIS	GRASSED AREA ADJACENT TO 16 ST HILDA'S ROAD	AUDENSHAW	M34 5AU	AUDENSHAW	0.0141	No previous applications for residential development on this site.	Very narrow site. Window to side of No. 16 - would not meet privacy distances if this window is primary.
AU37	DIS	CAR PARK AND GARAGE PLOT, NORTH END OF PINE CLOSE	AUDENSHAW		AUDENSHAW	0.0493	No previous applications for residential development on this site.	Car park currently in use.

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AU38	DIS	LAND ADJACENT TO 6 ST HILDAS ROAD	AUDENSHAW	M34 5AU	AUDENSHAW	0.0481	No previous applications for residential development on this site.	Would not meet privacy distances. Window to gable of No. 6
AU39	DIS	LAND ADJACENT TO 1 ST HILDAS ROAD	AUDENSHAW	M34 5AU	AUDENSHAW	0.0286	No previous applications for residential development on this site.	Window to gable of No. 1 - would not meet privacy distances if this window is primary.
AU46	DIS	SITE OF SUN INN AND OFFICE BLOCK TO NORTH 200 & 2010 EDGE LANE	AUDENSHAW	M34 5EE	ST PETER'S	0.0882	No Previous planning applications relating to residential redevelopment of site	Both in use. Prominent position at main junction.
AU53	DIS	GARDEN TO SIDE OF 155 DROYLSDEN ROAD	AUDENSHAW	M34 5SL	AUDENSHAW	0.0252	No previous applications for residential development on this site.	Trees on site and windows to side of 155 would result in difficulties developing site.
AU60	DIS	SQUARE PIECE OF LAND TO EAST OF ST ANNES PRIMARY SCHOOL, BOOTH ROAD	AUDENSHAW		AUDENSHAW	0.1429	No previous planning applications relating to residential redevelopment of site	Part of school grounds.

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AU66	DIS	STANMORE HOUSE, SLATE LANE	AUDENSHAW	M34 5GW	AUDENSHAW	0.2289	No previous planning applications relating to residential redevelopment of site	Already in use as accommodation for the elderly
AU69	DIS	SIDE GARDEN OF 471 AUDENSHAW ROAD AND LAND AT JUNCTION OF CLARENDON ROAD/AUDENSHAW ROAD	AUDENSHAW	M34 5PS	AUDENSHAW	0.0432	No previous planning applications relating to residential redevelopment of site	Insufficient space in garden area alone unlikely to allow extension into grassed area, which is Council Owned and has amenity value.
AU74	DIS	LAND AT THE JUNCTION OF AUDENSHAW ROAD AND SIDMOUTH STREET	AUDENSHAW		AUDENSHAW	0.0392	No previous planning applications relating to residential redevelopment of site	High amenity value and mature tree which adds to the areas character
AU80	DIS	SIDE GARDEN OF 98 STAMFORD ROAD	AUDENSHAW	M34 5LA	AUDENSHAW	0.0227	No previous planning applications relating to residential redevelopment of site	Insufficient space to develop.

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AU82	DIS	CADET HALL, END OF HAZEL STREET	AUDENSHAW		AUDENSHAW	0.1084	No previous planning applications relating to residential redevelopment of site	Currently in use and privacy distances.
AU83	DIS	BLOCK OF 27 GARAGES, PEEL STREET	AUDENSHAW		AUDENSHAW	0.0334	No previous planning applications relating to residential redevelopment of site	Plot too narrow to accommodate housing.
AU87	DIS	GARAGE PLOT AT END OF ELIZABETH AVENUE	AUDENSHAW		AUDENSHAW	0.019	No previous planning applications relating to residential redevelopment of site	Plot too narrow to accommodate housing.
AU90	DIS	SUBSTATION, ADJACENT TO 1 STAMFORD ROAD	AUDENSHAW	M34 5DY	AUDENSHAW	0.0167	02/00369/OUT Erection of 1no. detached dwelling house following demolition of redundant substation (Refused 04/02/2004).	Inadequate access.
AU91	DIS	LAND ADJACENT TO 8 STAMFORD ROAD	AUDENSHAW		AUDENSHAW	0.0162	No previous planning applications relating to residential redevelopment of site	Windows to side of No. 8 would prevent development.

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AU93	DIS	WASTE LAND TO REAR OF 81-95 DENTON ROAD	AUDENSHAW		AUDENSHAW	0.0882	No previous planning applications relating to residential redevelopment of site	Overlooked by main windows of dwellings on Denton Road and Stanhope Street. Would not meet privacy distances.
AU94	DIS	WASTE LAND TO REAR OF 97-111 DENTON ROAD	AUDENSHAW		AUDENSHAW	0.0574	No previous planning applications relating to residential redevelopment of site	Overlooked by main windows of dwellings on Denton Road and Barnwell Close. Would not meet privacy distances.
AU95	DIS	BLOCK OF GARAGES AND FORECOURTS TO EAST OF 1-6 BARNWELL CLOSE	AUDENSHAW		AUDENSHAW	0.027	No previous planning applications relating to residential redevelopment of site	Overlooked by flats on Barnwell Close and Stanhope Street. Would not meet privacy distances.
AU97	DIS	PRIVATE GARAGE SITE AND CAR PARK FOR ROCHFORD HOUSE, DENTON ROAD	AUDENSHAW		AUDENSHAW	0.0296	No previous planning applications relating to residential redevelopment of site	In use at present
AU99	DIS	LAND AT CORNER OF MANOR STREET/SHEPLEY STREET	AUDENSHAW		ST PETER'S	0.1106	No previous planning applications relating to residential redevelopment of site	In use at present and very close to industrial buildings (Brother site). Unsuitable for residential use.

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AW01	DIS	LAND ON CORNER ADJACENT TO 93 NEWMARKET ROAD	ASHTON		ASHTON WATERLOO	0.0324	No previous planning applications relating to residential redevelopment of site	Loss of attractive green space including mature trees.
AW03	DIS	DOG & PARTRIDGE 275 OLDHAM ROAD	ASHTON	OL7 9PT	ASHTON WATERLOO	0.0787	No previous planning applications relating to residential redevelopment of site	Pub currently closed for refurbishment. Car park to the rear is also shared with adjacent surgery.
AW05	DIS	LAND IN MIDDLE OF BORROWDALE CRESCENT	ASHTON	OL7 9HL	ASHTON WATERLOO	0.1287	No previous planning applications relating to residential redevelopment of site	Area contributes greatly to openness/ visual amenity of area.
AW06	DIS	LAND TO SIDE OF 19 BORROWDALE CRESCENT	ASHTON	OL7 9HL	ASHTON WATERLOO	0.0736	No previous planning applications relating to residential redevelopment of site	Unable to obtain vehicular access to the site.
AW08	DIS	LAND TO SIDE OF 69 TAUNTON ROAD	ASHTON	OL7 9DU	ASHTON WATERLOO	0.0477	No previous planning applications relating to residential redevelopment of site	Any development is likely to be restricted by privacy distances and TPOs trees.

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AW11	DIS	LAND TO SIDE OF 3 KNOWLE AVENUE	ASHTON	OL7 9DX	ASHTON WATERLOO	0.029	No previous planning applications relating to residential redevelopment of site	Loss of tree covered amenity area associated with adjacent row of TPOs trees.
AW13	DIS	LAND TO REAR OF DERWENT AVENUE/ BUTTERMERE ROAD	ASHTON		ASHTON WATERLOO	0.325	No previous planning applications relating to residential redevelopment of site	No access to the site
AW14	DIS	LAND TO REAR OF GRASMERE GROVE/ WINDERMERE CRESCENT	ASHTON		ASHTON WATERLOO	0.089	No previous planning applications relating to residential redevelopment of site	No access to the site. Privacy distances would also limit any development.
AW16	DIS	LAND BETWEEN 55 & 57 THIRLMERE AVENUE	ASHTON	OL7 9HN	ASHTON WATERLOO	0.0321	No previous planning applications relating to residential redevelopment of site	No vehicular access. Too small to adequately accommodate a dwelling & meet privacy distances.
AW22	DIS	GARAGES AT THE END OF TAUNTON HALL CLOSE	ASHTON	OL7 9JP	ASHTON WATERLOO	0.0185	No previous planning applications relating to residential redevelopment of site	Garages appear well used. Narrow site limits realistic housing potential. Possible complications due to mixed ownership.

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AW25	DIS	LAND BETWEEN 17 & 19 CAMBERWELL DRIVE	ASHTON	OL7 9SN	ASHTON WATERLOO	0.2208	No previous planning applications relating to residential redevelopment of site	Any housing potential severely restricted by pylons & electricity cables running through the centre of the site.
AW26	DIS	LAND BETWEEN 109 & 111 CAMBERWELL DRIVE	ASHTON	OL7 9SN	ASHTON WATERLOO	0.0446	No previous planning applications relating to residential redevelopment of site	Used as green gateway to larger area of Protected Green Space to the rear. Footpath makes site too narrow for realistic residential development.
AW29	DIS	LAND TO REAR OF DOWNSHAW ROAD/ BEECH MOUNT/ REINS LEE ROAD	ASHTON		ASHTON WATERLOO	0.5906	No previous planning applications relating to residential redevelopment of site	No access to the site
AW30	DIS	LAND TO REAR OF DOWNSHAW ROAD/ SOUTHWAY/ WILSHAW GROVE	ASHTON		ASHTON WATERLOO	0.066	No previous planning applications relating to residential redevelopment of site	No access to the site. Narrow site so privacy distances would also limit any development.
AW31	DIS	LAND AT THE TOP OF TURNER LANE	ASHTON		ASHTON WATERLOO	0.1505	No previous planning applications relating to residential redevelopment of site	Valuable area of open amenity space. Forms green gateway to Ashton-Park Bridge railway path.

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CFS06	DIS	WOODMET GLOBE LANE DUKINFIELD	DUKINFIELD		DUKINFIELD	0.8179	No previous planning applications for residential development on this site.	Employment site, located within an established employment area.
CFS08	DIS	LAND AT BROADWAY HYDE BROADWAY 67	HYDE		HYDE NEWTON	3.4513	13/01045/OUT OPP for means of access for mixed use development comprising demolition of remaining structures, 90 dwellings including children's play area and employment use of 3,300 square meters (Minded to Refuse).	Vacant employment site, located within an established employment area
CFS13	DIS	INDUSTRIAL UNIT AND LAND AT PARK ROAD STALYBRIDGE	STALYBRIDGE		DUKINFIELD STALYBRIDGE	1.1411	No previous planning applications for residential development on this site.	Site located an established employment area partly in the Flood Zone.
CFS21	DIS	CHARTRANGE WHARF STREET	DUKINFIELD	SK16 4NJ	DUKINFIELD	1.4705	13/00163/OUT Residential development -OUTLINE (Withdrawn 26/11/2013).	Waste transfer station. Site identified as Medium Quality in the employment Land Review and is located within an established employment area.

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CFS22	DIS	PROVIDENCE MILL ALEXANDRA STREET HYDE	HYDE	SK14 1DX	HYDE WERNETH	0.684	No previous planning applications for residential development on this site.	Providence mill and adjacent works building located at southern end of an established employment site within the boundary of Hyde Town Centre. The Peak Forest canal with its SBI designation marks the western boundary of the site.
CFS24	DIS	ARROW TRADING ESTATE, CORPORATION ROAD	AUDENSHAW	M34 5LR	AUDENSHAW	4.6763	No previous planning applications relating to residential redevelopment of site	Site is identified as being suitable for continued employment use in the Employment Land Review.
CFS28	DIS	PLOT 3000, ASHTON MOSS, OFF RAYNER LANE	ASHTON		ST PETER'S	11.3673	No previous planning applications relating to residential redevelopment of site	Site is designated as a Regional Investment Site/ Strategic Regional Site for high quality employment development.
CFS32	DIS	LAND BETWEEN GROBY ROAD HANOVER STREET NORTH AUDENSHAW	AUDENSHAW		ST PETER'S	3.3246	07/00767/OUT WRITTEN OFF - ARTICLE 36 (13) (a) DMPO 2010 - Residential and Commercial (Class B1) Development (with up to 170 No. dwellings and 4768 sq metres of commercial floorspace) - OUTLINE (Withdrawn 26/07/2013).	Open storage with some warehousing/industrial units and associated commercial units bounded by Ashton Canal (SBI), railway line and M60 motorway. Currently allocated as Development Opportunity Area in the UDP.

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CFS34	DIS	LAND ON NORTH SIDE OF MOTTRAM ROAD BETWEEN LONGLANDS HOUSE & WESTWOOD	HYDE		HYDE GODLEY	1.8741	No previous planning applications for residential development on this site.	Loss of TPOs trees & potential undue impact/ loss of SBI. Poor access, with steep drop from Mottram Road. Unsuitable location for residential development.
CFS36	DIS	LITTLEMOSS BUSINESS PARK LUMB LANE DROYLSDEN	DROYLSDEN	M43 7EF	DROYLSDEN EAST	1.3379	No previous planning applications for residential development on this site.	Modern business park located to the north-east of Droylsden town centre. Site bound by farm and ancillary agricultural buildings to the west, Milo Business Park to the south and residential dwellings to the north and east.
CFS38	DIS	WORKS UNIT, JUNCTION OF MARAGARET STREET/HERTFORD STREET, ASHTON	ASHTON	OL7 0QQ	ST PETER'S	1.9314	No previous planning applications for residential development on this site.	Large industrial units and associated car parking. Site bound by employment uses to west, residential to north and east and Manchester - Ashton Canal with SBI designation to south. Employment to south of Canal.
CFS39	DIS	JUNCTION OF FAIRFIELD ROAD/ EDGE LANE, DROYLSDEN	DROYLSDEN		DROYLSDEN EAST	1.3416	05/00608/OUT Mixed use development comprising 4no. apartment blocks and 1no. office block following demolition of existing industrial premises - OUTLINE (Withdrawn 15/08/2006).	Large employment site located on the boundary of TMBC and MCC.

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CFS40	DIS	LAND AT FITZROY STREET DROYLSDEN	DROYLSDEN		AUDENSHAW	8.081	No previous planning applications for residential development on this site.	Vacant established employment site formally Robertson's Jam.
CFS41	DIS	FORMER NEWTON PRINTWORKS CLARENDON ROAD HYDE	HYDE	SK14 2LJ	HYDE NEWTON	5.5322	No previous planning applications for residential development on this site.	Established employment site.
CFS42	DIS	ALLOTMENT GARDENS BRUNSWICK STREET MOSSLEY	MOSSLEY		MOSSLEY	0.242	No previous planning applications for residential development on this site.	Allotment gardens in residential area.
CFS45	DIS	LAND OFF FAIRFIELD ROAD DROYLSDEN (FORMER ADAMS LITCHENS)	DROYLSDEN	M43 6AR	DROYLSDEN EAST	0.6744	No previous planning applications for residential development on this site.	Employment site, located within an established employment area adjacent to the Manchester - Ashton Canal.
CFS47	DIS	NEW SCOUT MILL MANCHESTER ROAD MOSSLEY	MOSSLEY	OL5 0AA	MOSSLEY	0.4282	01/00494/OUT Residential development (Refused 23/08/2001).	Established Employment Site

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CFS48	DIS	LAND ADJACENT TO 240 MOTTRAM ROAD STALYBRIDGE	STALYBRIDGE		STALYBRIDGE SOUTH	0.1955	10/00004/CLUD Certificate of Lawful Use to show use of land at the Cottage, Blundering Lane has been used as a garden and part of the curtilage (Refused 13/08/2010). 08/00058/OUT Erection of 5no. Detached dwellings - OUTLINE (Withdrawn 31/03/2008).	Site forms part of the steep sided, rear garden to The Cottage, Blundering Lane. Site contains a group tree preservation order and watercourses.
CFS49	DIS	LAND OFF BARDSLEY GATE AVENUE STALYBRIDGE	STALYBRIDGE		STALYBRIDGE SOUTH	0.1225	No previous planning applications for residential development on this site.	Side and front garden to property on Blundering Lane. Site has a group tree preservation order to northeast of site and a watercourse.
CFS53	DIS	NEWTON BUSINESS PARK TALBOT ROAD	HYDE		HYDE NEWTON	6.2405	No previous planning applications for residential development on this site.	Established Employment Area
CFS55	DIS	LAND ADJACENT 102- 128 SANDY LANE	DUKINFIELD		DUKINFIELD STALYBRIDGE	0.4006	No previous planning applications for residential development on this site.	Triangular shaped, vacant employment site in established employment area.

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CFS56	DIS	LAND ADJACENT 23 CEDAR AVENUE	ASHTON		ASHTON ST MICHAEL'S	0.054	13/00934/FUL Erection of 2no. Detached dormer bungalows (Refused 22/05/2014)	Very narrow, linear green site adjacent to 23 Cedar Avenue, potential to have issues with access, parking and privacy distances.
CFS57	DIS	MONO PUMPS MARTIN STREET	AUDENSHAW	M34 5JA	ST PETER'S	4.2773	No previous planning applications for residential development on this site.	Large high quality employment site in the Tameside Employment Land Review, Located within an established employment area.
CFS66	DIS	FORMER CARRFIELD MILLS SITE NEWTON STREET	HYDE		HYDE NEWTON	2.3573	No previous planning applications for residential development on this site.	Vacant site located within an established employment area.
DE102.R	DIS	FORMER OLDHAM BATTERIES SITE EDWARD STREET/ANNAN STREET	DENTON		DENTON NORTH EAST	3.2418	See planning histories for sites: DE102A.2 and DE102B	Vacant Brownfield Employment Site forming part of a mixed use scheme UDP policy E2(11)
DNE01	DIS	LAND AT JUNCTION OF LOWERBANK/ SANDBROOK WAY	DENTON		DROYLSDEN EAST	0.0671	No previous planning applications for residential development on this site.	Attractive area of open space integral to the character of the estate.

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DNE02	DIS	LAND ADJACENT TO 26 LINKSFIELD	DENTON	M34 3TE	DENTON NORTH EAST	0.0927	No previous planning applications for residential development on this site.	No vehicular access to site.
DNE02.1	DIS	LAND BETWEEN 29 & 30 LINKSFIELD	DENTON	M34 3TE	DENTON NORTH EAST	0.0669	No previous planning applications for residential development on this site.	No vehicular access to site.
DNE03	DIS	LAND BETWEEN 32 & 34 SANDBROOK WAY	DENTON		DENTON NORTH EAST	0.0665	No previous planning applications for residential development on this site.	Substation is in use. Site is too narrow to meet privacy standards with surrounding houses.
DNS06	DIS	LAND ON CORNER OF CARRGATE ROAD/ MANOR ROAD	DENTON		DENTON SOUTH	0.1285	No previous planning applications for residential development on this site.	Attractive area of open grassed amenity space. Difficult access close to junction & too narrow to realistically accommodate housing
DNS07	DIS	LAND TO REAR OF 1-11 MANOR ROAD	DENTON		DENTON SOUTH	0.2306	No previous planning applications for residential development on this site.	Steep sloping site & valuable green corridor. Very close to rear of existing houses.

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DNS13	DIS	LAND TO THE SIDE OF 47 GAINSBOROUGH WALK	DENTON	M34 6NT	DENTON SOUTH	0.037	No previous planning applications for residential development on this site.	Provides openness to surrounding terraced blocks. Any residential development would be too close to existing housing.
DNS17	DIS	LAND TO FRONT OF 29-35 & 14-28 FOXDENTON WALK	DENTON		DENTON SOUTH	0.0956	No previous planning applications for residential development on this site.	Too close to surrounding houses to achieve suitable privacy distances. .
DNW04	DIS	LAND BETWEEN 17-18 COPPICE WALK	DENTON	M34 2DE	DENTON WEST	0.0618	No previous planning applications for residential development on this site.	No vehicular access from Coppice Walk. Alternative access through narrow garage plot from Jackson Gardens is also unsuitable.
DRE06	DIS	LAND ADJACENT TO 250 FAIRFIELD ROAD	DROYLSDEN	M43 6AN	DROYLSDEN EAST	0.1003	No previous planning applications for residential development on this site.	Valuable area of amenity space in dense residential area and privacy distance challenges.
DRE07	DIS	TELEPHONE EXCHANGE PEEL STREET	DROYLSDEN	M43 6AW	DROYLSDEN EAST	0.1954	No previous residential planning applications on this site.	Two storey telephone exchange building and surrounding land.

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DRE18	DIS	LAND AT THE END OF LUMB LANE/ REAR OF HOLLYBANK	DROYLSDEN		DROYLSDEN EAST	0.9115	No previous planning applications for residential development on this site.	Very close to railway line. Attractive area of open grassed amenity space.
DRE20	DIS	LAND TO THE REAR OF THE BUSH INN, MOORSIDE STREET	DROYLSDEN		DROYLSDEN EAST	0.1928	05/01007/OUT Erection of 1no. Pair of semi-detached houses (Refused 02/11/2005)	History of planning permission refusal in 2005 for residential development. No change in site circumstances since. Complicated multiple land ownership.
DRW01	DIS	LAND BETWEEN 59-69 SPRINGFIELD ROAD	DROYLSDEN	M43 7RD	DROYLSDEN WEST	0.076	No previous planning applications for residential development on this site.	Attractive well maintained green space with mature trees. Adds considerable value to the area.
DRW03	DIS	LAND AT SURREY AVENUE	DROYLSDEN		DROYLSDEN WEST	0.1086	No previous planning applications for residential development on this site.	Valuable area of open amenity space prominent to the character of the local area.
DRW04	DIS	LAND ON THE CORNER OF LANCASTER AVENUE/ SUNNYSIDE ROAD/ YORK ROAD	DROYLSDEN		DROYLSDEN WEST	0.1186	No previous planning applications for residential development on this site.	Well maintained and used public open space with playground. Valuable space and facility for surrounding community.

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DRW05	DIS	LAND AT NORFOLK AVENUE	DROYLSDEN		DROYLSDEN WEST	0.1825	No previous planning applications for residential development on this site.	Valuable area of public open space. Site surrounded by flats so serves as primary outdoor space for majority of adjacent residents.
DRW07	DIS	LAND AT SUFFOLK AVENUE	DROYLSDEN		DROYLSDEN WEST	0.2556	No previous planning applications for residential development on this site.	Attractive wooded area contributes greatly to the character of the area. Many mature trees.
DRW12	DIS	LAND TO THE REAR OF 1-13 TAYLOR STREET	DROYLSDEN		DROYLSDEN WEST	0.1709	No previous planning applications for residential development on this site.	Access narrow and unsuitable. Site constrained by privacy issues. Land under complicated multiple ownership with rights of way.
DRW13	DIS	LAND OPPOSITE 2-10 WATER LANE	DROYLSDEN		DROYLSDEN WEST	0.0535	No previous planning applications for residential development on this site.	Although untidy and of little amenity value the site would be too narrow to realistically accommodate housing or flats.
DRW22	DIS	LAND TO THE SIDE OF 58 CAMBRIDGE ROAD	DROYLSDEN	M43 7GD	DROYLSDEN WEST	0.0254	No previous planning applications for residential development on this site.	Small site and loss of valuable off street car parking area.

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DRW23	DIS	LAND TO SIDE OF 36 CAMBRIDGE ROAD	DROYLSDEN	M43 7GD	DROYLSDEN WEST	0.0212	No previous planning applications for residential development on this site.	Small site and loss of valuable off street car parking area.
DRW27	DIS	LAND AT SHAKESPEARE CRESCENT	DROYLSDEN		DROYLSDEN WEST	0.2509	No previous planning applications for residential development on this site.	Valuable area of open play space. Well maintained and enhances character and appearance of the area.
DS01	DIS	SITE OPPOSITE 2 WATER GROVE ROAD	DUKINFIELD		DUKINFIELD STALYBRIDGE	0.1626	No previous planning applications for residential development on this site.	Valuable area of open public amenity space.
DS02	DIS	BROADBENT FOLD FARM, RANGE ROAD	DUKINFIED		DUKINFIELD STALYBRIDGE	0.2446	No previous planning applications for residential development on this site.	Working Farm
DS03	DIS	LAND ADJACENT TO 50 TENNYSON AVENUE	DUKINFIELD	SK16 5DP	DUKINFIELD STALYBRIDGE	0.2289	No previous planning applications for residential development on this site.	Site has several footpaths running through connecting the streets together

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
DS04	DIS	LAND TO SIDE OF 38 MAYFAIR CLOSE	DUKINFIELD	SK16 5HR	DUKINFIELD STALYBRIDGE	0.0223	No previous planning applications for residential development on this site.	Privacy and access difficulties
DS07	DIS	GARAGE SITE BETWEEN 42-44 LORD STREET	DUKINFIELD		DUKINFIELD STALYBRIDGE	0.1402	No previous planning applications for residential development on this site.	Forms access to Cricket Club
DS08	DIS	LAND TO THE SIDE OF 3 LISTON STREET	DUKINFIELD	SK16 5JN	DUKINFIELD STALYBRIDGE	0.0479	No previous planning applications for residential development on this site.	Narrow site with privacy difficulties
DS09	DIS	THE VICARAGE CHEETHAM HILL ROAD	STALYBRIDGE	SK15 1TU	DUKINFIELD STALYBRIDGE	0.0623	No previous planning applications for residential development on this site.	Double detached garage currently being built on the land
DS11	DIS	23 CHEETHAM HILL ROAD	STALYBRIDGE	SK15 1TU	DUKINFIELD STALYBRIDGE	0.0179	No previous planning applications for residential development on this site.	Privacy and access difficulties

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DS18	DIS	GARAGE SITE TO SIDE OF 15 PINE ROAD	STALYBRIDGE	SK15 1UR	DUKINFIELD STALYBRIDGE	0.028	No previous planning applications for residential development on this site.	Too small to accommodate residential development
DS19	DIS	GARAGE SITE TO SIDE OF 17 LIME GROVE	STALYBRIDGE	SK15 1UP	DUKINFIELD STALYBRIDGE	0.0451	No previous planning applications for residential development on this site.	Too small to accommodate residential development
DS21	DIS	LABOUR CLUB AND CAR PARK ACRES LANE	STALYBRIDGE	SK15 2JR	DUKINFIELD STALYBRIDGE	0.2518	No previous planning applications for residential development on this site.	Club currently in use, club members would be likely to require replacement club building.
DU06	DIS	LAND AND BUILDINGS INCLUDING WORKS, GARAGE AND TAME VALLEY HOTEL PH PARK ROAD	DUKINFIELD		DUKINFIELD	0.744	No previous planning applications for residential development on this site.	Existing established Employment Location.
DU07	DIS	LAND TO SIDE OF 58 OLD ROAD	DUKINFIELD	SK16 4EN	DUKINFIELD	0.0202	No previous planning applications for residential development on this site.	Electricity sub-station currently in use.

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DU08	DIS	LAND ADJACENT TO 2-6 SMITH STREET	DUKINFIELD		DUKINFIELD	0.0575	No previous planning applications for residential development on this site.	Site contains mature Beech, Lime and Maple Trees in good condition and adding amenity value to the area
DU17	DIS	LAND BETWEEN 6-7 DAIN CLOSE	DUKINFIELD		DUKINFIELD STALYBRIDGE	0.0299	No previous planning applications for residential development on this site.	Site too steep to develop
ES10	DIS	LAND TO THE NORTH OF LONGLANDS HOUSE AND WESTWOOD/ SOUTH OF M60	HYDE		HYDE GODLEY	3.2264	No previous planning applications for residential development on this site.	Designated as E2(13) in UDP but in practice lies in a wood with very poor/ non-existent access.
HG01	DIS	AMENITY SPACE ADJACENT TO 20 FOUNTAIN STREET	HYDE		HYDE GODLEY	0.167	No previous planning applications for residential development on this site.	Valuable green amenity space for local residents. The surrounding terraced houses have no or small gardens. Well maintained & attractive public asset.
HG05	DIS	LAND ADJACENT TO 2 THE GRANGE	HYDE	SK14 5NT	HYDE GODLEY	0.027	No previous planning applications for residential development on this site.	Difficult plot to develop. Poor access, loss of open space & mature attractive trees.

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HG05.2	DIS	LAND ADJACENT TO 121 GRANGE ROAD SOUTH	HYDE	SK14 5NP	HYDE GODLEY	0.0339	No previous planning applications for residential development on this site.	Difficult plot to develop. Poor access, loss of open space & mature attractive trees.
HG11	DIS	LAND ON JUNCTION OF RIDLING LANE/ NELSON STREET	HYDE		HYDE GODLEY	0.1016	No previous planning applications for residential development on this site.	Adds a valued openness & offers good area of informal public space in a high density residential area consisting of terraced houses with no/ limited private gardens.
HN01	DIS	LAND ON THE JUNCTION OF NICHOLSON STREET/ PLAIN PIT LANE/ DUKINFIELD ROAD	HYDE		HYDE NEWTON	0.0574	No previous planning applications for residential development on this site.	Valuable public amenity space. Difficult access arrangements. Unsuitable housing plot.
HN02	DIS	OPEN GARDEN LAND OF 12-30 LINDALE, FACING DUKINFIELD ROAD	HYDE		HYDE NEWTON	0.0454	No previous planning applications for residential development on this site.	Valuable green space in street scene. Garden area for adjacent apartments. Unable to maintain privacy distances or gain suitable access arrangements.
HN12	DIS	AMENITY SPACE TO THE REAR OF CUNLIFFE STREET/ DUKINFIELD ROAD	HYDE		HYDE NEWTON	0.1585	04/00495/FUL Erection of 6no. dwelling houses (Refused 07/07/2004).	Any development would look awkward within street scene and result in loss of an attractive open area. Position on junction creates unsatisfactory access issues.

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HN17	DIS	NARROW STRIP OF LAND BETWEEN COMMERCIAL STREET AND NEWMAN STREET	HYDE		HYDE NEWTON	0.6902	No previous planning applications for residential development on this site.	Many trees. Loss of attractive green corridor. Topography very restrictive. Privacy distances and suitable access arrangements difficult to maintain.
HN21	DIS	CONER PLOT ADJACENT TO 16 CHARLTON AVENUE	HYDE	SK14 4ES	HYDE NEWTON	0.0559	No previous planning applications for residential development on this site.	Adds valued sense of openness to street scene and would result in further encroachment towards Victoria Street, out of character with the area.
HN22	DIS	OPEN AMENITY SPACE ADJACENT TO 9 EVEREST ROAD	HYDE	SK14 4DX	HYDE NEWTON	0.0601	No previous planning applications for residential development on this site.	Adds valued sense of openness in high density residential estate offering good amenity value.
HN23	DIS	LAND BETWEEN BARNFIELD ROAD AND ASH TREE ROAD	HYDE		HYDE NEWTON	0.1075	No previous planning applications for residential development on this site.	Very steep topography will limit development potential. May not meet privacy distances with adjacent housing.
HN27	DIS	PUBLIC AMENITY SPACE TO REAR OF 1-25 GYLDEN CLOSE	HYDE		HYDE NEWTON	0.5933	No previous planning applications for residential development on this site.	Forms a valuable area of amenity space for surrounding residents. Footpaths through the site. Would result in the loss of good public facilities.

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HN28	DIS	STRIP OF PUBLIC AMENITY SPACE BETWEEN DARWIN STREET AND GREENSIDE VIEW	HYDE		HYDE NEWTON	0.189	No previous planning applications for residential development on this site.	Contributes greatly to the amenity of the area. Well maintained valuable local green asset. Heavy parking on Darwin Street would create access issues.
HW02	DIS	GRASSED LAND BETWEEN RAILWAY STREET/ RUTHERFORD ROAD	HYDE		HYDE WERNETH	0.0643	No previous planning applications for residential development on this site.	Loss of open space in already built up area. Windows in side elevation of neighbouring houses would restrict privacy distance & any potential residential development.
HW04	DIS	PUBLIC CAR PARK ADJACENT TO 22 CHAPEL STREET/ 20 OLDHAM STREET	HYDE		HYDE WERNETH	0.0455	No previous planning applications for residential development on this site.	Issues due to loss of valuable edge of town centre car parking spaces. Surrounding area already suffers from heavy on-street parking problems.
HW04.2	DIS	PUBLIC CAR PARK ADJACENT TO 7 CHAPEL STREET/ JUNCTION OLDHAM STREET	HYDE		HYDE WERNETH	0.0726	No previous planning applications for residential development on this site.	Issues due to loss of valuable edge of town centre car parking spaces. Surrounding area already suffers from heavy on street parking problems.
HW09	DIS	OPEN AMENITY SPACE ADJACENT TO DALE VIEW	HYDE		HYDE WERNETH	0.144	No previous planning applications for residential development on this site.	Loss of attractive open green space in high density residential estate. Adds valuable sense of openness & amenity to the area.

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HW18	DIS	SITE OF FORMER SCOUT HUT NETHER STREET	HYDE	SK14 5RH	HYDE WERNETH	0.2098	No previous planning applications for residential development on this site.	New Scout Hut. Located over two terraced flat levels. Some mature trees/ overgrown grassed areas.
HY172	DIS	CAR PARK ON THORPE HALL GROVE	HYDE		Hyde Newton	0.0607	No previous planning applications for residential development on this site.	Serves as a useful off street car park area. Heavy on-street parking on surrounding roads. Looks to also serve as a rear access to a house on St. Mary's Road.
LO005	DIS	LAND NEXT TO 7 ROE CROSS GREEN MOTTRAM	HYDE		LONGDENDALE	0.0405	No previous planning applications for residential development on this site.	High amenity value as public open land, well maintained
LO01	DIS	LAND TO THE SIDE OF 19 WEDNESHOUGH GREEN, HOLLINGWORTH	HYDE	SK14 8LS	LONGDENDALE	0.0393	No previous planning applications for residential development on this site.	Large area of land used as garden
LO02/03	DIS	LAND TO THE SIDE OF 21 WEDNESHOUGH GREEN, HOLLINGWORTH	HYDE	SK14 8LS	LONGDENDALE	0.0394	No previous planning applications for residential development on this site.	Large area of additional land currently being used

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LO04	DIS	GUNN INN PH, 2 MARKET STREET, HOLLINGWORTH	HYDE	SK14 8LN	LONGDENDALE	0.0851	No previous planning applications for residential development on this site.	Pub is currently trading and car park is being used in connection with pub (pub is Listed Building)
LO05	DIS	LAND AT THE TOP OF CANNON STREET, HOLLINGWORTH	HYDE		LONGDENDALE	0.0534	No previous planning applications for residential development on this site.	Too small for development
LO06	DIS	HOLLINGWORTH PRIMARY SCHOOL, MARKET STREET, HOLLINGWORTH	HYDE	SK14 8LP	LONGDENDALE	0.5082	No previous planning applications for residential development on this site.	Occupied school
LO08	DIS	LAND BETWEEN 22-34 MARKET STREET, HOLLINGWORTH	HYDE	SK14 8LN	LONGDENDALE	0.0457	No previous planning applications for residential development on this site.	Laid out amenity area for public use
LO09	DIS	NEXT TO EVERGREEN, SPRING STREET, HOLLINGWORTH	HYDE	SK14 8NQ	LONGDENDALE	0.1863	No previous planning applications for residential development on this site.	Development of site restricted due to aqueduct.

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LO101	DIS	LAND TO THE SIDE AND REAR OF 1 ABBEY GROVE, MOTTRAM	HYDE		LONGDENDALE	0.0483	No previous planning applications for residential development on this site.	Too small for development
LO103	DIS	LAND ADJACENT TO JOHN KENNEDY GARDEN/ JOHN KENNEDY ROAD	HYDE		LONGDENDALE	0.0407	No previous planning applications for residential development on this site.	Well maintained, high amenity value and privacy distances
LO104	DIS	CORNER OF FORD GROVE/ ATHERTON AVENUE, MOTTRAM	HYDE		LONGDENDALE	0.0307	No previous planning applications for residential development on this site.	Well maintained and trees, high amenity value
LO108	DIS	LAND TO THE SIDE AND REAR OF 10-24 LONGDALE DRIVE, MOTTRAM	HYDE		LONGDENDALE	0.1562	No previous planning applications for residential development on this site.	Used as gardens and access – too close to houses
LO109	DIS	LAND TO THE REAR OF 61-71 LONGDALE DRIVE, MOTTRAM	HYDE		LONGDENDALE	0.0819	No previous planning applications for residential development on this site.	Too close to houses

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LO11	DIS	NEXT TO 18 WOOD STREET HOLLINGWORTH	HYDE	SK14 8NL	LONGDENDALE	0.0714	No previous planning applications for residential development on this site.	Development of vacant, sloping land with trees restricted by aqueduct.
LO110	DIS	CORNER OF LAND ADJACENT TO 11 BROADBENT GROVE, MOTTRAM	HYDE		LONGDENDALE	0.0214	No previous planning applications for residential development on this site.	In front of houses, well maintained and high amenity value
LO111	DIS	LAND IN FRONT OG 12-26 CLOUGH END ROAD, MOTTRAM	HYDE		LONGDENDALE	0.036	No previous planning applications for residential development on this site.	Well maintained and high amenity value
LO117	DIS	TRIANGULAR PIECE OF LAND ADJACENT TO 1 WEBB GROVE, MOTTRAM	HYDE		LONGDENDALE	0.0371	No previous planning applications for residential development on this site.	Well maintained and high amenity value
LO118	DIS	WEBB GROVE MOTTRAM	HYDE		LONGDENDALE	0.1151	No previous planning applications for residential development on this site.	Well maintained amenity space with 3 trees on.

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LO119	DIS	LAND ADJACENT TO 58 CLOUGH END ROAD, MOTTRAM	HYDE		LONGDENDALE	0.0505	No previous planning applications for residential development on this site.	Contains pylon and too small for development
LO12	DIS	LAND TO THE NORTH EAST OF 19 WOOD STREET, HOLLINGWORTH	HYDE		LONGDENDALE	0.3569	06/01165/FUL Erection of 4no. 2-bed dwellings – Resubmission (Refused 22/09/2006). 05/01386/FUL Erection of 4no. 2-bed dwellings (Refused 11/11/2005).	Various land levels, is a pleasant amenity space
LO121	DIS	GRASSED AREA ADJACENT TO 3-10 BRET LAND GARDENS, MOTTRAM	HYDE		LONGDENDALE	0.1888	No previous planning applications for residential development on this site.	Well maintained and high amenity value, too close to houses
LO128	DIS	CORNER OF CLOUGH END ROAD AND VALLEY ROAD, MOTTRAM	HYDE		LONGDENDALE	0.0308	No previous planning applications for residential development on this site.	Former housing site but has trees, is well maintained and has a high amenity value
LO129	DIS	LAND ADJACENT TO 114-126 VALLEY ROAD, MOTTRAM	HYDE		LONGDENDALE	0.0229	No previous planning applications for residential development on this site.	In front of houses, well maintained and has a high amenity value

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LO129.2	DIS	LAND ADJACENT TO 104-112 VALLEY ROAD, MOTTRAM	HYDE		LONGDENDALE	0.0236	No previous planning applications for residential development on this site.	In front of houses, well maintained and has a high amenity value
LO129.3	DIS	LAND ADJACENT TO 73-77 VALLEY ROAD, MOTTRAM	HYDE		LONGDENDALE	0.0254	No previous planning applications for residential development on this site.	In front of houses, well maintained and has a high amenity value
LO13	DIS	LAND IN FRONT OF FLORENCE WAY, OFF MARKET STREET, HOLLINGWORTH	HYDE		LONGDENDALE	0.0588	No previous planning applications for residential development on this site.	Too small and unsuitable privacy distances – car park is used
LO130	DIS	LAND ADJACENT AND TO THE REAR OF 88 VALLEY ROAD, MOTTRAM	HYDE		LONGDENDALE	0.2057	No previous planning applications for residential development on this site.	On edge of protected green space, well maintained and has a high amenity value. Limited access and too close to houses.
LO134	DIS	LAND AND GARAGES TO THE REAR OF COLLIERS CLOSE, HATTERSLEY	HYDE		LONGDENDALE	0.119		Residents have extended gardens into area

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LO135	DIS	GARAGE SITE BETWEEN AND TO THE REAR OF 9-11 AWBURN ROAD, MOTTRAM	HYDE		LONGDENDALE	0.0565	No previous planning applications for residential development on this site.	Well maintained and in use
LO136	DIS	GARAGE SITE BETWEEN AND TO THE REAR OF 27-29 AWBURN ROAD, MOTTRAM	HYDE		LONGDENDALE	0.035	No previous planning applications for residential development on this site.	Used as contractors offices and car park
LO137	DIS	LAND TO THE SIDE AND REAR OF 22-27 SPRINGWELL GARDENS	HYDE		LONGDENDALE	0.1975	No previous planning applications for residential development on this site.	Well maintained and has a high amenity value. Rear section is part overgrown, too close to houses and limited access
LO138	DIS	GARAGE SITE TO THE REAR OF 22-32 AWBURN ROAD, MOTTRAM	HYDE		LONGDENDALE	0.0623	No previous planning applications for residential development on this site.	Well maintained and in use
LO14	DIS	LAND TO THE REAR OF HEALTH CLINIC, MARKET STREET, HOLLINGWORTH	HYDE		LONGDENDALE	0.092	No previous planning applications for residential development on this site.	Clinic is in use – no suitable access to land at rear

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LO142	DIS	LAND ADJACENT TO 21-24 PHILLIP WAY, MOTTRAM	HYDE		LONGDENDALE	0.0342	No previous planning applications for residential development on this site.	Well used for parking
LO143	DIS	LAND TO THE REAR OF 23-39 BEAUFORT CLOSE, MOTTRAM	HYDE		LONGDENDALE	0.1197	No previous planning applications for residential development on this site.	Well used for parking
LO145	DIS	LAND TO THE REAR OF 18-24 SYLVESTER CLOSE, MOTTRAM	HYDE		LONGDENDALE	0.0469	No previous planning applications for residential development on this site.	Used for parking and too close to houses
LO146	DIS	LAND ADJACENT TO 59-69 SYLVESTER CLOSE, MOTTRAM	HYDE	SK14 3JR	LONGDENDALE	0.0703	No previous planning applications for residential development on this site.	Used for parking and too close to houses
LO147	DIS	LAND ADJACENT TO 9 WORTHINGTON CLOSE, MOTTRAM	HYDE	SK14 3QX	LONGDENDALE	0.0798	No previous planning applications for residential development on this site.	Used for parking and too close to houses

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LO149	DIS	ST BARNABAS CHURCH HALLS AND VICARAGE, HATTERSLEY ROAD EAST	HYDE		LONGDENDALE	0.3948	No previous planning applications for residential development on this site.	Sloping areas, well maintained and have a high amenity value
LO15	DIS	LAND IN FRONT OF HEALTH CLINIC, MARKET STREET, HOLLINGWORTH	HYDE		LONGDENDALE	0.0828	No previous planning applications for residential development on this site.	Unsuitable and has amenity value and tree preservation order area
LO150	DIS	OPPOSIT KINGSTONE ARCADE DAY NURSERY KENWORTHY CLOSE	HYDE		LONGDENDALE	0.3212	No previous planning applications for residential development on this site.	Well maintained and has a high amenity value
LO152	DIS	LAND AT THE JUNCTION OF UNDERWOOD CLOSE/ MELANDRA CRESCENT, MOTTRAM	HYDE		LONGDENDALE	0.3776	No previous planning applications for residential development on this site.	Used for community
LO154	DIS	LAND TO THE REAR OF 6-64 MELANDRA CRESCENT, MOTTRAM	HYDE		LONGDENDALE	0.2063	No previous planning applications for residential development on this site.	Used for parking and too close to houses

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LO155	DIS	BAPTIST CHURCH MELANDRA CRESCENT	HYDE		LONGDENDALE	0.3515	No previous planning applications for residential development on this site.	Church is used and access around church is limited
LO156	DIS	ALLTOMENT GARDENS TO THE REAR OF 10-26 COLBOURNE GROVE, MOTTRAM	HYDE		LONGDENDALE	0.1409	No previous planning applications for residential development on this site.	Used and maintained, too close to houses
LO157	DIS	LAND BETWEEN 47-49 COLBOURNE GROVE, MOTTRAM	HYDE		LONGDENDALE	0.0761	No previous planning applications for residential development on this site.	Well maintained, high amenity value and privacy distances
LO158	DIS	LAND IN FRONT OF 63- 83 CAMBOURNE ROAD, MOTTRAM	HYDE		LONGDENDALE	0.086	No previous planning applications for residential development on this site.	Well maintained and have a high amenity value
LO159	DIS	LAND TO THE WEST OF NORCLOUGH MOTTRAM ROAD	HYDE	SK14 3AR	LONGDENDALE	0.0534	No previous planning applications for residential development on this site.	Appears as part of protected green space, unsuitable for development

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LO160	DIS	LAND TO THE REAR OF 15-19 DAWLISH CLOSE, MOTTRAM	HYDE		LONGDENDALE	0.0573	No previous planning applications for residential development on this site.	Used for parking and too close to houses
LO164	DIS	LAND TO THE REAR OF 9 GORSEY INTAKES, BROADBOTTOM	HYDE	SK14 6EH	LONGDENDALE	0.0233	No previous planning applications for residential development on this site.	High amenity value, trees, too close to houses
LO166	DIS	LAND BETWEEN 5-6 GORSEY INTAKES, BROADBOTTOM	HYDE	SK14 6EH	LONGDENDALE	0.0249	No previous planning applications for residential development on this site.	Too close to houses, in use as gardens
LO166.2	DIS	LAND BETWEEN 7-8 GORSEY INTAKES, BROADBOTTOM	HYDE	SK14 6EH	LONGDENDALE	0.0389	No previous planning applications for residential development on this site.	Too close to houses, in use as gardens
LO166.3	DIS	LAND BETWEEN 6-7 GORSEY INTAKES, BORADBOTTOM	HYDE	SK14 6EH	LONGDENDALE	0.0766	No previous planning applications for residential development on this site.	Too close to houses, in use as gardens

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LO166.4	DIS	LAND TO THE EAST OF 8 GORSEY INTAKES, BROADBOTTOM	HYDE	SK14 6EH	LONGDENDALE	0.0441	No previous planning applications for residential development on this site.	Too close to houses, in use as gardens
LO169	DIS	LAND AT THE JUNCTION OF TEMPERANCE STREET/ BOSTOCK ROAD/ OLD STREET, BROADBOTTOM	HYDE		LONGDENDALE	0.0346	No previous planning applications for residential development on this site.	High amenity value, well maintained with trees.
LO17	DIS	LAND BETWEEN THE VICARAGE AND BROCKWOOD HOUSE, GREEN LANE, HOLLINGWORTH	HYDE	SK14 8HS	LONGDENDALE	0.0918	No previous planning applications for residential development on this site.	Well maintained, high amenity value
LO17.2	DIS	LAND BETWEEN 13A AND 15 GREEN LANE, HOLLINGWORTH	HYDE	SK15 8HS	LONGDENDALE	0.0317	No previous planning applications for residential development on this site.	Well maintained, high amenity value
LO170	DIS	LAND TO THE EAST OF 1 OLD STREET/ REAR OF 1-29 OLD STREET, BROADBOTTOM	HYDE		LONGDENDALE	0.1255	No previous planning applications for residential development on this site.	In use, well maintained and privacy distances

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LO171	DIS	LAND BETWEEN OLIVE TERRACE AND 17-31 WELL ROW, BROADBOTTOM	HYDE		LONGDENDALE	0.0719	No previous planning applications for residential development on this site.	Well maintained and in use, high amenity value
LO172	DIS	CAR PARK OFF MILL BROW, BROADBOTTOM	HYDE		LONGDENDALE	0.0603	No previous planning applications for residential development on this site.	In use and well maintained
LO173	DIS	LAND TO THE REAR OF 12-32 NEW STREET, BROADBOTTOM	HYDE		LONGDENDALE	0.0661	No previous planning applications for residential development on this site.	Too close to houses, well maintained, high amenity value, various land levels
LO174	DIS	LAND AT THE TOP OF MILL BROW (EAST SIDE), BROADBOTTOM	HYDE		LONGDENDALE	0.0256	No previous planning applications for residential development on this site.	Well maintained and too close to railway bridge
LO175	DIS	GARAGE SITE ADJACENT TO 12 ETHEROW BROW	HYDE		LONGDENDALE	0.0086	No previous planning applications for residential development on this site.	Well maintained and in use garages.

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LO176	DIS	COMMUNITY CENTRE, LOWER MARKET STREET, BROADBOTTOM	HYDE		LONGDENDALE	0.0429	No previous planning applications for residential development on this site.	In use and land is maintained, community use and too close to bridge
LO177	DIS	LAND TO THE EAST OF THE ETHEROW CENTRE, MOTTRAM ROAD, BROADBOTTOM	HYDE		LONGDENDALE	0.0741	No previous planning applications for residential development on this site.	Well used riding centre
LO178	DIS	CAR PARK ADJACENT TO BROADBOTTOM TRAIN STATION, OFF MOTTRAM ROAD, BROADBOTTOM	HYDE		LONGDENDALE	0.2272	No previous planning applications for residential development on this site.	Well used for train station
LO179	DIS	ETHEROW CENTRE, MOTTRAM ROAD, BROADBOTTOM	HYDE		LONGDENDALE	0.1271	No previous planning applications for residential development on this site.	Well used by community
LO180	DIS	GARDENS ADJACENT TO 4-22 MOSS LANE, BROADBOTTOM	HYDE		LONGDENDALE	0.0994	No previous planning applications for residential development on this site.	Well maintained and high amenity value

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LO181	DIS	CORNER OF COOMBES VIEW/ MOSS LANE, BROADBOTTOM	HYDE		LONGDENDALE	0.028	No previous planning applications for residential development on this site.	Too small for development
LO184	DIS	LAND BETWEEN WOODLANDS AND COPPER BEACHES, MOSS LANE, BROADBOTTOM	HYDE		LONGDENDALE	0.0869	No previous planning applications for residential development on this site.	Trees on site and sloping site, high amenity value
LO185	DIS	LAND TO THE REAR OF ETHEROW HOUSE AND BRIARFIELD, MOSS LANE, BROADBOTTOM	HYDE		LONGDENDALE	0.1026	No previous planning applications for residential development on this site.	No access to rear of properties from Moss Lane
LO186	DIS	LAND TO THE REAR OF 84-98 MOTTRAM ROAD, BROADBOTTOM	HYDE		LONGDENDALE	0.0922	No previous planning applications for residential development on this site.	No access to rear of properties
LO189	DIS	LAND TO THE WEST OF ST MARY MAGDALENE CHURCH MOTTRAM ROAD, BROADBOTTOM	HYDE		LONGDENDALE	0.0745	No previous planning applications for residential development on this site.	In use as part of school, no separate access

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LO190	DIS	LAND TO THE REAR OF 34-64 MOTTRAM ROAD, BROADBOTTOM	HYDE		LONGDENDALE	0.243	No previous planning applications for residential development on this site.	In use as gardens, limited access
LO191	DIS	LAND TO THE REAR OF 1 CRESCENT FOLD, BROADBOTTOM	HYDE		LONGDENDALE	0.2276	No previous planning applications for residential development on this site.	In use as gardens, limited access
LO193	DIS	FRONT OF 2-16 WEST END, BROADBOTTOM	HYDE		LONGDENDALE	0.0837	No previous planning applications for residential development on this site.	Limited access
LO21	DIS	LONG, NARROW STRIP OF LAND BETWEEN 9 MOORFIELD STREET AND 9 BUXTON TERRACE	HYDE		LONGDENDALE	0.1598	No previous planning applications for residential development on this site.	Too small and too close to existing houses
LO22	DIS	LAND BETWEEN 156 AND 174 MARKET STREET, HOLLINGWORTH	HYDE		LONGDENDALE	0.0522	No previous planning applications for residential development on this site.	Amenity value, TPOs on site and used for access to houses

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
LO23	DIS	LAND ON THE CORNER OF MARKET STREET/ PRINTERS FOLD, HOLLINGWORTH	HYDE		LONGDENDALE	0.0474	No previous planning applications for residential development on this site.	Well maintained land with amenity value
LO24	DIS	LAND OPPOSITE 7-9 ROSE BANK CLOSE, HOLLINGWORTH	HYDE		LONGDENDALE	0.0218	No previous planning applications for residential development on this site.	Unsuitable for development
LO25	DIS	LAND ADJACENT TO FOUR SEASONS, PRINTERS FOLD, HOLLINGWORTH	HYDE		LONGDENDALE	0.0202	No previous planning applications for residential development on this site.	Too small and TPOs on site
LO26	DIS	LAND BETWEEN 9 AND 11 PRINTERS FOLD, HOLLINGWORTH	HYDE		LONGDENDALE	0.0423	No previous planning applications for residential development on this site.	Substation on land
LO28	DIS	END OF ELLISON CLOSE, HOLLINGWORTH	HYDE		LONGDENDALE	0.3802	04/00753/FUL Erection of 13no. houses (Refused 02/08/2004).	Site subject to planning application refusal in 2004 due to loss of amenity area. No change in site circumstances.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
LO29	DIS	LAND TO THE SOUTHEAST OF HOLLY GROVE LODGE AND GROVE HOUSE WATER LANE, HOLLINGWORTH	HYDE		LONGDENDALE	0.4779	No previous planning applications for residential development on this site.	Site drops down to lower level – no access via Holly Bank – need to check from Water Lane.
LO37	DIS	LAND BEHIND 58-84 TAYLOR STREET, HOLLINGWORTH	HYDE		LONGDENDALE	0.2034	No previous planning applications for residential development on this site.	Overgrown and uneven piece of land, very difficult to access and privacy issues with any development
LO38	DIS	GARAGE SITE AND LAND NEXT TO 1 ARROWSCROFT WAY/ 5 THE BOULEVARD, HOLLINGWORTH	HYDE		LONGDENDALE	0.1028	No previous planning applications for residential development on this site.	Very close to rear of houses, some of garages are used, some of land has amenity value and sub station on site
LO39	DIS	GARAGE SITE ADJACENT TO 56 THE BOULEVARD, HOLLINGWORTH	HYDE		LONGDENDALE	0.0269	No previous planning applications for residential development on this site.	Garages are used and development would be too close to houses at rear
LO43	DIS	CORNER OF CROSS STREET/ TAYLOR STREET, HOLLINGWORTH	HYDE		LONGDENDALE	0.0295	No previous planning applications for residential development on this site.	High amenity value

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
LO46	DIS	LAND BEHIND 15-21 BACK MOOR, MOTTRAM	HYDE		LONGDENDALE	0.0673	No previous planning applications for residential development on this site.	Poor access and privacy issues
LO47	DIS	MOTTRAM OLD HALL AND GARDEN OLD HALL LANE, MOTTRAM	HYDE		LONGDENDALE	1.2465	No previous planning applications for residential development on this site.	Listed building & TPO's trees
LO48	DIS	LAND IN FRONT OF 21 AND 23 HALL DRIVE, MOTTRAM	HYDE		LONGDENDALE	0.0726	No previous planning applications for residential development on this site.	Privacy issues and TPO's trees
LO49	DIS	LAND BETWEEN 5 AND 6 HALL CLOSE, MOTTRAM	HYDE		LONGDENDALE	0.026	No previous planning applications for residential development on this site.	Poor access and too close to neighbours
LO50	DIS	LAND BETWEEN 9 AND 11 HALL DRIVE, MOTTRAM	HYDE		LONGDENDALE	0.1107	No previous planning applications for residential development on this site.	Mixed ownership and TPO's trees

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
LO51	DIS	LAND NEXT TO 8C OLD ROAD, MOTTRAM	HYDE		LONGDENDALE	0.0536	No previous planning applications for residential development on this site.	Mixed ownership and TPO's trees
LO53	DIS	LAND NEXT TO 2 OLD ROAD, MOTTRAM	HYDE		LONGDENDALE	0.0763	No previous planning applications for residential development on this site.	Access for house at side and front garden
LO54	DIS	NURSING HOME 29 OLD ROAD, MOTTRAM	HYDE		LONGDENDALE	0.2451	No previous planning applications for residential development on this site.	Large house in own grounds, currently nursing home, TPO's on site
LO55	DIS	LAND BEHIND 37 ROE CROSS GREEN, MOTTRAM	HYDE		LONGDENDALE	0.027	No previous planning applications for residential development on this site.	Sloping site v close to houses at rear
LO56	DIS	31 OLD ROAD, MOTTRAM	HYDE		LONGDENDALE	0.3439	No previous planning applications for residential development on this site.	House in own grounds, lots of TPO's around

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
LO57	DIS	LAND BEHIND 29 ROE CROSS GREEN	HYDE		LONGDENDALE	0.0934	No previous planning applications for residential development on this site.	Uneven land rear of houses, too many levels and privacy issues
LO63	DIS	LAND OPPOSITE 3 RUSHYCROFT, MOTTRAM	HYDE		LONGDENDALE	0.0807	No previous planning applications for residential development on this site.	Well maintained amenity area/public open land
LO64	DIS	LAND BETWEEN 41 AND 51 STALYBRIDGE ROAD, MOTTRAM	HYDE		LONGDENDALE	0.0387	No previous planning applications for residential development on this site.	Maintained garden area, poor access, TPO's
LO65.1	DIS	NARROW, LINEAR STRIP OF LAND ON WEST SIDE OF WOODLANDS CLOSE, MOTTRAM	HYDE		LONGDENDALE	0.232	No previous planning applications for residential development on this site.	Edge of green belt and steep drop down – too narrow for development
LO66	DIS	LAND TO THE REAR OF 20-31 WOODLANDS CLOSE, MOTTRAM	HYDE	SK14 6HX	LONGDENDALE	0.039	No previous planning applications for residential development on this site.	Sloping land, well maintained, high amenity value

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
LO66.2	DIS	LAND IN FRONT OF 26-38 WOODLANDS CLOSE, MOTTRAM	HYDE	SK14 6HX	LONGDENDALE	0.0204	No previous planning applications for residential development on this site.	Sloping land, well maintained, high amenity value
LO66.3	DIS	LAND IN FRONT OF 15-25 WOODLANDS CLOSE, MOTTRAM	HYDE	SK14 6HX	LONGDENDALE	0.0248	No previous planning applications for residential development on this site.	Sloping land, well maintained, high amenity value
LO67	DIS	LAND AND GARAGES ADJACENT TO 6-8 WOODLANDS CLOSE, MOTTRAM	HYDE	SK14 6HX	LONGDENDALE	0.0135	No previous planning applications for residential development on this site.	Would lose valuable parking area
LO68	DIS	LAND TO THE REAR OF 1-14 HOME FARM AVENUE, MOTTRAM	HYDE		LONGDENDALE	0.0987	No previous planning applications for residential development on this site.	Too close to houses and too small for development
LO69	DIS	GARAGE SITE ADJACENT TO 22 HOME FARM AVENUE, MOTTRAM	HYDE		LONGDENDALE	0.006	No previous planning applications for residential development on this site.	Too narrow for development and loss of well used parking area

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
LO70	DIS	LAND IN FRONT OF 230-262 WOODLANDS GROVE, OFF BROADBOTTOM ROAD, MOTTRAM	HYDE	SK14 6HY	LONGDENDALE	0.2051	No previous planning applications for residential development on this site.	Too narrow and won't meet privacy distances – loss of parking.
LO71	DIS	LAND BETWEEN 235 AND LODGE, BROADBOTTOM ROAD, MOTTRAM	HYDE	SK14 6HY	LONGDENDALE	0.0762	No previous planning applications for residential development on this site.	Large side garden - Mature TPO trees all over site
LO72	DIS	LAND TO THE WEST OF 19 BUCKLOW CLOSE, MOTTRAM	HYDE	SK14 6JU	LONGDENDALE	0.0936	No previous planning applications for residential development on this site.	Sloping site, no access, used as garden
LO73	DIS	LAND TO THE EAST OF 22 BUCKLOW CLOSE, MOTTRAM	HYDE	SK14 6JU	LONGDENDALE	0.0415	No previous planning applications for residential development on this site.	Sloping site unsuitable for development, used as garden
LO76	DIS	LAND ADJACENT TO 48 WINSLOW AVENUE, MOTTRAM	HYDE	SK14 6PX	LONGDENDALE	0.0148	No previous planning applications for residential development on this site.	Too small for residential development

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LO83	DIS	LAND ADJACENT TO 28-32 GRAY CLOSE, MOTTRAM	HYDE	SK14 6PA	LONGDENDALE	0.0601	No previous planning applications for residential development on this site.	Too close to houses – privacy issues
LO85	DIS	IN FRONT OF 63-79 ASHWORTH LANE, MOTTRAM	HYDE	SK14 6PZ	LONGDENDALE	0.1121	No previous planning applications for residential development on this site.	Well maintained and high amenity value
LO86	DIS	REAR OF 8-20 STRINGER CLOSE, MOTTRAM	HYDE	SK14 6QD	LONGDENDALE	0.0832	No previous planning applications for residential development on this site.	Rear parking area for adjacent residential properties.
LO87	DIS	LAND OPPOSITE 8-12 CHAIN BAR WAY, MOTTRAM	HYDE	SK14 6QF	LONGDENDALE	0.0649	No previous planning applications for residential development on this site.	Well maintained and high amenity value, links to protected green space and privacy distances
LO88	DIS	BEHIND 12-26 STRINGER AVENUE, MOTTRAM	HYDE		LONGDENDALE	0.1592	No previous planning applications for residential development on this site.	Too close to backs of houses and provides parking spaces

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
LO89	DIS	LAND IN FRONT OF 1-8 FORD WAY, OFF HYDE ROAD, MOTTRAM	HYDE	SK14 6NH	LONGDENDALE	0.0944	No previous planning applications for residential development on this site.	Well maintained and high amenity value
LO90	DIS	HYDE ROAD AND JOHN KENNEDY ROAD JUNCTION MOTTRAM	HYDE		LONGDENDALE	0.0933	No previous planning applications for residential development on this site.	Well maintained and high amenity value
LO91	DIS	PETROL STATION SOUTH OF HYDE ROAD MOTTRAM	HYDE		LONGDENDALE	0.1912	No previous planning applications for residential development on this site.	Well used in strategic position
LO92	DIS	PETROL STATION NORTH OF HYDE ROAD MOTTRAM	HYDE	SK14 6NG	LONGDENDALE	0.2401	No previous planning applications for residential development on this site.	Well used in strategic position
LO93	DIS	CAR PARK IN FRONT OF 1-6 COSTOBADIE WAY	HYDE	SK14 6PB	LONGDENDALE	0.09	No previous planning applications for residential development on this site.	Too close to rear of houses and used for parking

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
LO96	DIS	LAND BETWEEN 7 AND 9 ARUNDALE GROVE, MOTTRAM	HYDE	SK14 6PF	LONGDENDALE	0.0132	No previous planning applications for residential development on this site.	Too small for development
MO03	DIS	GARAGE SITE TO THE REAR OF 18-28 PRINCESS CLOSE	MOSSLEY	OL5 9PH	MOSSLEY	0.0835	No previous planning applications for residential development on this site.	Garages in varying states of repair, but site appear to be in use and privacy distances.
MO05	DIS	REAR OF 57-65 STALEY ROAD	MOSSLEY		MOSSLEY	0.0713	No previous planning applications for residential development on this site.	Land appears to be well used and privacy distances
MO09	DIS	MICKLEHURST DAM, MICKLEHURST ROAD	MOSSLEY		MOSSLEY	0.5334	No previous planning applications for residential development on this site.	This area has been reclaimed and landscaped to form an attractive area of informal open space.
MO100	DIS	AMENITY OPEN SPACE, BETWEEN STOCKPORT ROAD AND CARRHILL ROAD	MOSSLEY		MOSSLEY	0.2184	No previous planning applications for residential development on this site.	This is an attractive area, which makes a positive contribution to the street scene. Trees.

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MO102	DIS	WESTHOLME MASONIC LODGE STOCKPORT ROAD	MOSSLEY	OL5 0RB	MOSSLEY	0.6133	02/01237/REM Erection of 1no. Detached Dwelling houses (Approved 25/11/2002). 02/00441/OUT Erection of 1no. Dwelling houses (Approved 27/06/2002). 01/01190/OUT Residential development for 2no. Detached houses (Refused 28/02/2002).	Large detached property set in extensive overgrown grounds
MO105	DIS	LAND BETWEEN 69-71 STAMFORD ROAD	MOSSLEY		MOSSLEY	0.0314	No previous planning applications for residential development on this site.	Likely to be too narrow & steep for development.
MO111.1	DIS	CORNER OF MARKET STREET/ CHAPEL STREET	MOSSLEY		MOSSLEY	0.0109	No previous planning applications for residential development on this site.	Site has been landscaped & is attractive part of the street scene. May be services under site.
MO114	DIS	ADJACENT TO 22 BARKWELL LANE	MOSSLEY	OL5 0HX	MOSSLEY	0.0138	No previous planning applications for residential development on this site.	Too small to accommodate a dwelling and comply with residential development guidelines.
MO117	DIS	REAR OF 2-8 THE KNOLL	MOSSLEY		MOSSLEY	0.0622	No previous planning applications for residential development on this site.	Used as private gardens and privacy distance challenges.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
MO118	DIS	LAND BETWEEN FOX PLATT TERRACE AND BACK ST ANDREW STREET	MOSSLEY		MOSSLEY	0.1211	01/00036/OUT Erection of 1no. 3-bed dwelling house (Refused 19/04/2001).	Difficult to access. Gradients make it difficult to develop. Allotment garden now back in use and privacy distances.
MO119	DIS	OPPOSITE 23-37 VALE SIDE	MOSSLEY		MOSSLEY	0.0757	No previous planning applications for residential development on this site.	Narrow plot depth. Difficult to develop site and comply with residential development guidelines.
MO120	DIS	LAND WITH GARAGES AT REAR OF 43-79 OLD BROW	MOSSLEY		MOSSLEY	0.0851	No previous planning applications for residential development on this site.	Most garages are in use. Poor visibility at site access. Privacy distances.
MO124	DIS	REAR OF 2-50 ANDREW STREET	MOSSLEY		MOSSLEY	0.3657	No previous planning applications for residential development on this site.	Can be accessed only via land at end of Andrew Street. Land assembly required.
MO126	DIS	REAR OF 15-87 ANDREW STREET	MOSSLEY		MOSSLEY	0.2735	No previous planning applications for residential development on this site.	Most gardens are under cultivation. Land assembly necessary. Limited access from Andrew Street. Difficult to develop & comply with Residential development Guidelines.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
MO13	DIS	LAND OFF STALEY ROAD/RICHMOND CRESCENT/HUDDERSFIELD ROAD	MOSSLEY		MOSSLEY	1.9094	No previous planning applications for residential development on this site.	Land too steep for development. Valuable as public open space/nature corridor
MO133	DIS	LAND AT BACK CECIL STREET	MOSSLEY		MOSSLEY	0.0657	No previous planning applications for residential development on this site.	Land assembly likely to be necessary. Access off Abney Road poor. Privacy Distances. Park Street possible but level differences.
MO135	DIS	CORNER OF QUICKEDGE ROAD/ LEES ROAD	MOSSLEY		MOSSLEY	0.0204	No previous planning applications for residential development on this site.	Attractive area of public open space. Difficult to develop and comply with Residential Development Guidelines. Access likely to be a problem.
MO137	DIS	LAND BETWEEN AND TO THE REAR OF 10-12 GREAVES STREET	MOSSLEY		MOSSLEY	0.203	06/01030/FUL Erection of 2no. semi-detached houses (Case Dismissed on 27/02/2007).	Planning permission refused for 2 dwellings & appeal dismissed. Considered to be a Greenfield" site. No change in site circumstances.
MO140	DIS	REAR OF 22-32 GREAVES STREET	MOSSLEY		MOSSLEY	0.0534	No previous planning applications for residential development on this site.	Majority of gardens are under cultivation. Land assembly necessary. Privacy Distances.

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MO142	DIS	CAR PARK AT CROSS STREET	MOSSLEY		MOSSLEY	0.0499	No previous planning applications for residential development on this site.	Well used car park.
MO143	DIS	SOUTH SIDE OF SAXON STREET	MOSSLEY		MOSSLEY	0.0879	No previous planning applications for residential development on this site.	Gradient, access & difficulty in meeting overlooking distances make development very unlikely
MO144	DIS	NARROW STRIP OF LAND ON ROMAN STREET	MOSSLEY		MOSSLEY	0.0316	No previous planning applications for residential development on this site.	Gradient, access & narrow plot depth make development even more unlikely than site 143. Privacy distances.
MO145	DIS	NARROW STRIP OF LAND ON DANE STREET	MOSSLEY		MOSSLEY	0.0346	No previous planning applications for residential development on this site.	Gradient, access & narrow plot depth make development even more unlikely than site 143. Privacy Distances.
MO18	DIS	LAND ADJACENT TO HUDDERSFIELD NARROW CANAL	MOSSLEY	OL5 9NH	MOSSLEY	0.1542	13/00649/FUL Proposed refurbishment of 2no. industrial units (Approved 26/09/2013). 10/00897/FUL 1no. 4-bed detached house (Approved 22/12/2010). 09/00823/FUL Erection of 1no. detached house and 3no. town houses (Withdrawn 30/11/2009).	Recent permission for refurbishment of former British Waterways offices & workshop suggests that site will be retained in employment use over the long term.

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MO23	DIS	LAND ALONGSIDE KING STREET AND STATION ROAD	MOSSLEY		MOSSLEY	0.1507	No previous planning applications for residential development on this site.	Attractive area with many mature trees makes important contribution to street scene.
MO27	DIS	LAND ON MORLANDS CRESCENT	MOSSLEY		MOSSLEY	0.0531	No previous planning applications for residential development on this site.	Area is well maintained and an attractive feature in the design of the estate.
MO34	DIS	CORNER OF DALESFIELD CRESCENT AND MOORSIDE ROAD	MOSSLEY		MOSSLEY	0.0232	No previous planning applications for residential development on this site.	Attractive area of public open space
MO39	DIS	LAND REAR OF 32-56 MICKLEHURST ROAD/ OFF HOLLINS LANE	MOSSLEY		MOSSLEY	0.1029	No previous planning applications for residential development on this site.	Poor access, step gradients & actively occupied gardens.
MO41	DIS	SQUIRE MILL AND VALE MILL MICKLEHURST ROAD	MOSSLEY	OL5 9JL	MOSSLEY	1.4516	No previous residential planning application	Extensive industrial complex including a multi storey mill & single storey laundry.

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MO43	DIS	ADJACENT 27 THE SYCAMORES	MOSSLEY	OL5 9DL	MOSSLEY	0.0153	No previous planning applications for residential development on this site.	Too small to comply with privacy & overlooking distances.
MO47	DIS	LAND TO THE REAR OF 7-21 WINTERFORD ROAD	MOSSLEY		MOSSLEY	0.2107	No previous planning applications for residential development on this site.	Wasted area of land, but no development potential unless vehicle access can be created. Privacy Distances.
MO48	DIS	ADJACENT 120 MICKLEHURST ROAD	MOSSLEY	OL5 9JL	MOSSLEY	0.0237	No previous planning applications for residential development on this site.	Attractive area of public open space
MO51	DIS	END OF ALPHIN CLOSE	MOSSLEY		MOSSLEY	0.2421	No previous planning applications for residential development on this site.	Development potential severely limited by steepness of slope, public footpath & trees.
MO53	DIS	LAND AT NORTHERN END OF BURY STREET	MOSSLEY		MOSSLEY	0.9379	05/01633/OUT Residential development – Outline (Case Dismissed on 27/07/2006). 05/00747/OUT Residential development – Outline (Withdrawn 07/07/2005).	Zoned as employment land in UDP. Partly in flood plain. Poor access from Bury Street, which is unmade.

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MO55	DIS	CAR PARK MILL STREET	MOSSLEY		MOSSLEY	0.1089	No previous planning applications for residential development on this site.	Only public car park in Bottom Mossley. Steep access
MO57	DIS	LAND WITH GARAGES OPPOSITE 9-13 SUN STREET	MOSSLEY		MOSSLEY	0.0262	No previous planning applications for residential development on this site.	Car parking at a premium in this area. Difficult to develop site and comply with Council guidelines.
MO69	DIS	BUS STOP ON MANCHESTER ROAD, OPPOSITE THREE COUNTIES ROAD	MOSSLEY		MOSSLEY	0.0364	No previous planning applications for residential development on this site.	Small site with poor access - more value as amenity open space.
MO72	DIS	PARK MILL INDUSTRIAL ESTATE, MANCHESTER ROAD	MOSSLEY		MOSSLEY	0.9661	No previous planning applications for residential development on this site.	Existing established employment location.
MO80	DIS	ROUGH TOWN GREEN, OFF NEW EARTH STREET	MOSSLEY		MOSSLEY	0.1839	No previous planning applications for residential development on this site.	Important local amenity - has been granted village green" status.

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MO87	DIS	JACOBS LADDER	MOSSLEY		MOSSLEY	0.3865	No previous planning applications for residential development on this site.	Important area of amenity open space. Steep site.
MO99	DIS	CAR PARK/ ALLOTMENTS STOCKPORT ROAD	MOSSLEY		MOSSLEY	0.0606	No previous planning applications for residential development on this site.	Well used by local residents as there is no on street car parking on Stockport Road. Allotments are in use.
SN04	DIS	ADJACENT TO 61 MOORGATE ROAD, CARRBROOK	STALYBRIDGE	SK15 3NF	STALYBRIDGE NORTH	0.0573	No previous planning applications for residential development on this site.	Provided as part of the planning permission for the estate.
SN07	DIS	REAR OF BEACONSFIELD TERRACE AND OAK VILLAS, CARRBROOK	STALYBRIDGE		STALYBRIDGE NORTH	0.0955	No previous planning applications for residential development on this site.	Unallocated in UDP. Access & shape of site make it difficult to accommodate a dwelling without encroaching onto Green Belt.
SN08	DIS	REAR OF SPRING BANK, OFF CARR LANE, CARRBROOK	STALYBRIDGE		STALYBRIDGE NORTH	0.0903	No previous planning applications for residential development on this site.	Narrow access from Spring Bank makes site unsuitable for development.

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SN09	DIS	CARRBROOK BOWLING GREEN, CARR RISE, CARRBROOK	STALYBRIDGE		STALYBRIDGE NORTH	0.4211	No previous planning applications for residential development on this site.	Protected open space.
SN10	DIS	DRYING GROUND REAR OF LONG ROW, CARRBROOK	STALYBRIDGE		STALYBRIDGE NORTH	0.0869	No previous planning applications for residential development on this site.	Site is too narrow accommodate any residential development and comply with Council guidelines.
SN11	DIS	CARRBROOK CAR PARK CARR RISE, CARRBROOK	STALYBRIDGE		STALYBRIDGE NORTH	0.3272	No previous planning applications for residential development on this site.	Within Green Belt & well used by visitors to the country park and as venue for band contests. Unsuitable for housing development
SN20	DIS	REAR OF HOLLAND AVENUE/ CAMBRIDGE STREET	STALYBRIDGE		STALYBRIDGE NORTH	0.1146	No previous planning applications for residential development on this site.	Unable to meet privacy distances and suitable access arrangements
SN21	DIS	ADJACENT TO GORDAN TERRACE	STALYBRIDGE		STALYBRIDGE NORTH	0.0588	No previous planning applications for residential development on this site.	Unable to meet privacy distances and suitable access arrangements

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SN22	DIS	LAND TO THE REAR OF 17-29 ST GEORGES STREET	STALYBRIDGE		STALYBRIDGE NORTH	0.1533	No previous planning applications for residential development on this site.	Vehicle access too narrow and too close to houses.
SN23	DIS	LAND AND GARAGES TO THE REAR OF 45-51 WEST STREET	STALYBRIDGE		STALYBRIDGE NORTH	0.1619	No previous planning applications for residential development on this site.	Narrow sight surrounded by houses makes privacy distances difficult to achieve. Unsuitable access.
SN25	DIS	LAND TO THE NORTH EAST OF ARLIES PRIMARY SCHOOL BROADHILL ROAD	STALYBRIDGE		STALYBRIDGE NORTH	0.2717	No previous planning applications for residential development on this site.	Site is too steep to develop. Mature area of woodland.
SN26	DIS	LAND ADJACENT TO 4 BORROWDALE TERRACE, OFF SPRINGS LANE	STALYBRIDGE		STALYBRIDGE NORTH	0.0724	No previous planning applications for residential development on this site.	Too small for development with no access.
SN27	DIS	LAND AT THE END OF GRASSMERE CLOSE/ LANGDALE TERRACE/ WASDALE TERRACE	STALYBRIDGE		STALYBRIDGE NORTH	0.0919	No previous planning applications for residential development on this site.	Too small for development with unsuitable access.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
SN28	DIS	LAND ADJACENT TO 10 LAPWING CLOSE	STALYBRIDGE	SK15 1HP	STALYBRIDGE NORTH	0.0404	No previous planning applications for residential development on this site.	Too close to other houses
SN29	DIS	LAND BETWEEN PENNINE VIEW AND WAKEFIELD ROAD, HEYROD	STALYBRIDGE		STALYBRIDGE NORTH	0.5562	No previous planning applications for residential development on this site.	Site is too steep to develop.
SS02	DIS	ST JAMES CHURCH YARD AND MEMORIAL GARDENS, HUDDERSFIELD ROAD, MILLBROOK	STALYBRIDGE	SK15 3JL	STALYBRIDGE NORTH	0.4995	No previous planning applications for residential development on this site.	Church Grave Yard and Memorial Gardens.
SS03	DIS	LAND BETWEEN MILTON AVENUE/ HUDDERFIELD ROAD, MILLBROOK	STALYBRIDGE		STALYBRIDGE NORTH	0.411	No previous planning applications for residential development on this site.	Park area with benches and basketball hoops
SS05	DIS	LAND BETWEEN 20 AND 22 CRANTOCK DRIVE	STALYBRIDGE		STALYBRIDGE SOUTH	0.1109	No previous planning applications for residential development on this site.	Site level issues also no vehicular access and overlooking concerns.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
SS06	DIS	LAND TO THE REAR OF ELMS ROAD/ TUDOR AVENUE/ POPLARS ROAD	STALYBRIDGE		STALYBRIDGE SOUTH	0.2746	No previous planning applications for residential development on this site.	Land has been converted into a park and there is a secure MUGA
SS08	DIS	LAND REAR OF 2-32 FLAXFIELD AVENUE	STALYBRIDGE		STALYBRIDGE SOUTH	0.3572	No previous planning applications for residential development on this site.	Site is too steep to develop, no access and overlooking issues.
SS10	DIS	LAND ADJACENT TO COPLEY HIGH SCHOOL/ 2 WALKERWOOD DRIVE, COPLEY	STALYBRIDGE		STALYBRIDGE SOUTH	0.3642	No previous planning applications for residential development on this site.	Part of Leisure Centre/School car park and garden area.
SS11	DIS	LAND NEXT TO COPLEY MILL OFF HUDDERFIELD ROAD, COPLEY	STALYBRIDGE		STALYBRIDGE SOUTH	0.8648	No previous planning applications for residential development on this site.	Car Park belonging to Mill and Employment Land protected under policy E3.
SS12	DIS	LAND IN FRONT OF 6-18 COPLEY AVENUE	STALYBRIDGE		STALYBRIDGE SOUTH	0.0814	No previous planning applications for residential development on this site.	Steep amenity site, won't meet privacy distances.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
SS13	DIS	GARAGE SITE BETWEEN AND TO THE REAR OF 28-30 COPLEY AVENUE	STALYBRIDGE		STALYBRIDGE SOUTH	0.0657	No previous planning applications for residential development on this site.	Too close to adjacent neighbouring houses.
SS14	DIS	LAND BETWEEN 175-177 DEMESNE DRIVE	STALYBRIDGE	SK15 2QG	STALYBRIDGE SOUTH	0.0637	No previous planning applications for residential development on this site.	Used for access to playing fields.
SS15	DIS	LAND AT THE END OF DEMESNE CRESCENT	STALYBRIDGE		STALYBRIDGE SOUTH	0.1034	No previous planning applications for residential development on this site.	Site too steep and won't meet privacy distances.
SS16	DIS	OPPOSITE 25-41 OXFORD STREET	STALYBRIDGE		STALYBRIDGE SOUTH	0.1465	No previous planning applications for residential development on this site.	Land has been formalised into a park area with paths and benches across it.
SS21	DIS	LAND OPPOSITE STALYHILL INFANTS SCHOOL, STALYHILL DRIVE	STALYBRIDGE		STALYBRIDGE SOUTH	0.5195	No previous planning applications for residential development on this site.	Forms part playing fields and car park for adjacent schools.

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
SS23	DIS	SIDE OF 39/50 BARDSLEY GATE AVENUE	STALYBRIDGE		STALYBRIDGE SOUTH	0.116	No previous planning applications for residential development on this site.	Site is full of trees and wildlife
SS25	DIS	LAND AT THE JUNCTION OF STALYHILL DRIVE/ MOTTRAM OLD ROAD	STALYBRIDGE		STALYBRIDGE SOUTH	0.1814	No previous planning applications for residential development on this site.	Heavily wooded area

Appendix 3 – Discounted Green Belt Sites

Site Reference	2014	Location	Town	Post Code	Ward	Area	Planning History (since 2000)	Site Description
AH23.1	DISGB	FORMER HARTSHEAD HIGH SCHOOL GREEN BELT	ASHTON		ASHTON HURST	2.2946	No previous applications relating to residential development on this site	Playing fields/Greenbelt site located to east of former Hartshead High School site.
AU09	DISGB	STRIP OF LAND PARALLEL WITH WREN CLOSE	AUDENSHAW		AUDENSHAW	0.2739	No previous planning applications for residential development on this site.	Site located within the green belt
AW32	DISGB	FORMER ASHTON SEWAGE WORKS, OFF TAUNTON BROOK LANE	AHSTON		ASHTON WATERLOO	3.0504	No previous planning applications for residential development on this site.	Green belt site forms valuable area of open amenity space. Forms green gateway to Ashton-Park Bridge railway path.
CF501	DISGB	LIMEHURST FARM OLDHAM ROAD ASHTON	ASHTON		ASHTON WATERLOO	5.6003	No previous planning applications for residential development on this site.	Large greenbelt site located adjacent to steep river valley to north with SBI designation and residential development to south.

CFS02	DISGB	LAND ADJACENT TO STAVELEIGH WAKEFIELD ROAD STALYBRIDGE	STALYBRIDGE		STALYBRIDGE NORTH	0.9831	No previous planning applications for residential development on this site.	Prominent greenbelt site located adjacent to Staveleigh/listed Toll Bar Cottage Wakefield Road.
CFS03	DISGB	SITE ADJACENT HEROS OF WATERLOO PUBLIC HOUSE 3 MOSSLEY ROAD ASHTON	ASHTON		STALYBRIDGE NORTH	0.6694	No previous planning applications for residential development on this site.	Prominent greenbelt site located to the southwest of public house, Mossley Road.
CFS04	DISGB	STABLEFORD AND ANDREW STREET MOSSLEY	MOSSLEY		MOSSLEY	1.8723	04/01831/FUL Erection of 4no. Detached dwelling houses with integral garages on large field south of 50 Andrew Street, Mossley (Refused 03/02/2005).	Area of open land at end of Andrew Street/Stablefold. Large proportion of site located within the greenbelt. Railway line marks eastern boundary of site. Site is crossed by public footpath & access track to grazing land. Pond.
CFS05	DISGB	ADJOINING CINDERLAND HALL FARM AT LUMB LANE DROYLSDEN	DROYLSDEN		DROYLSDEN EAST	3.9504	No previous planning applications for residential development on this site.	Large Greenbelt site located adjacent to east of Cinderland Hall/north of Lumb Lane.
CFS07	DISGB	LAND TO THE EAST OF MOTTRAM OLD ROAD	STALYBRIDGE		STALYBRIDGE SOUTH	40.9894	No previous planning applications for residential development on this site.	Majority of site is green belt/rest is Protected Green Space. Rolling fields & hedgerows. Various access points from Mottram Old Rd/ Walkerwood Dr/ Demesne Drive.

CFS11	DISGB	LAND TO THE NORTH OF HYDE ROAD M67 SITE	HYDE		LONGDENDALE	18.2619	No Previous planning consents relating to residential redevelopment of site	Large green belt site located to the north of the M67. Site has potential to become a safeguarded site.
CFS12	DISGB	BROWN EDGE SERVICE RESERVOIR, OFF LANE HEAD ROAD			MOSSLEY	0.1009	No previous planning applications for residential development on this site.	Very prominent site in the Green Belt. Unsuitable location close to waste transfer station.
CFS15	DISGB	PLOT TO SOUTHEAST OF WOODSIDE FARM, NORTH OF M60	HYDE		HYDE NEWTON	2.1869	No previous planning applications for residential development on this site.	Very poor narrow access road. Isolated & within Green Belt with TPO vegetation. Power lines through site. Unsuitable for residential development.
CFS26	DISGB	LAND AT MARL VILLA MOTTRAM ROAD HYDE	HYDE		LONGDENDALE	2.1655	No planning applications for residential development on this site since early 1990s. Application refused and Appeal Dismissed	Greenbelt site located between Mottram Road and M67.
CFS29	DISGB	LAND FORMING PART OF HOPE FARM, LITTLEMOSS	ASHTON		ASHTON WATERLOO	1.0379	No previous planning applications for residential development on this site.	The site is located within the Green Belt.
CFS30	DISGB	LAND ADJACENT TO CRICKET GROUND, NORTHSIDE OF SPRING STREET, HOLLINGWORTH	HYDE		LONGDENDALE	2.0084	No previous planning applications for residential development on this site.	The site is located within the Green Belt.

CFS43	DISGB	LAND OFF MATLEY LANE STALYBRIDGE	STALYBRIDGE		STALYBRIDGE SOUTH	6.8841	No previous planning applications for residential development on this site.	Greenbelt site bounded by residential properties on Matley Lane, Blundering Lane and Woodend Lane. Eastwood and Acre Clough SBI and footpaths adjoin the site to the north and west.
CFS44	DISGB	LAND TO REAR OF 19 EARLY BANK STALYBRIDGE	STALYBRIDGE		STALYBRIDGE SOUTH	0.3083	No previous planning applications for residential development on this site.	Site encompasses No. 19 and a section of greenbelt to the rear of this property. The Eastwood and Acre Clough SBI define the boundary of the site to the west. Development of land to the rear of No.19 would be contrary to national green belt policy.
CFS50	DISGB	HOWBRO HOUSE 5 HOWBRO DRIVE ASHTON	ASHTON	OL7 9JX	ASHTON WATERLOO	0.2432	No previous planning applications for residential development on this site.	Detached house and rear garden located within the greenbelt.
CFS52	DISGB	LAND AT GREEN LANE HYDE	HYDE		HYDE GODLEY	10.0414	No previous planning applications for residential development on this site.	Greenbelt, bound by dismantled rail track/cycle path to the north & protected green space, group TPO & Werneth Brook SBI to west/south.
CFS58	DISGB	LAND TO SOUTH OF LUMB LANE AND EAST OF M60	ASHTON		ASHTON WATERLOO	16.4919	No previous planning applications for residential development on this site.	Large Green Belt site located to the east of the M60. Development of site for residential use would be contrary to national policy.

CFS59	DISGB	LAND TO NORTH OF ST ALBANS AVENUE	ASHTON		ASHTON HURST	3.7025	No previous planning applications for residential development on this site.	Large Green Belt site located to north of St Albans Avenue. Development of site for residential use would be contrary to national policy.
CFS60	DISGB	LAND TO EAST OF LEES ROAD AND TO THE NORTH OF LILY LANES	ASHTON		ASHTON HURST	3.7944	No previous planning applications for residential development on this site.	Large green belt site. Development of site would be contrary to national green belt policy
CFS61	DISGB	LAND TO WEST OF ARLIES LANE/NORTH OF BROADHILL ROAD	STALYBRIDGE		STALYBRIDGE NORTH	1.0388	No previous planning applications for residential development on this site.	Large field designated as Green Belt located to north of residential area. Development of site would be contrary to national green belt policy.
CFS63	DISGB	BUCKLEY HILL FARM CROSS LANE LITTLEMOSS	DROYLSDEN		DROYLSDEN EAST	21.273	No previous planning applications for residential development on this site.	Large Green Belt site with Buckley Farm at centre and bound by Lumn Lane to north, M60 to west and railway line to south. Development of site would contrary to national green belt policy.
CFS67	DISGB	SITE TO THE EAST OF WAKEFIELD ROAD, HEYROD	STALYBRIDGE		STALYBRIDGE NORTH	6.9758	No previous planning applications for residential development on this site.	Development of this site for residential use would be contrary to national green belt policy.
DRW08	DISGB	LAND TO THE REAR OF 392-400 GREENSIDE LANE	DROYLSDEN	M43 7RZ	DROYLSDEN WEST	0.1038	No previous planning applications for residential development on this site.	Green belt site too narrow to accommodate additional housing, gardens and parking

HN35	DISGB	LAND OFF MATLEY LANE HYDE	HYDE		HYDE NEWTON	3.8514	No previous planning applications for residential development on this site.	Large greenbelt site located to south of Matley Lane
HY609	DISGB	THE LODGE MILL LANE	HYDE	SK14 2DL	HYDE GODLEY	0.0911	10/00365/NDM Demolition of existing dwelling house (Approved 25/05/2010). 08/01373/FUL Conversion of existing dwelling to form 6no. 2-bed apartments (Approved 23/03/2009).	Cleared site of former dwelling house, located within Flood Zones 2 & 3.
LO27	DISGB	END OF PRINTERS PARK	HYDE		LONGDENDALE	0.41	No previous planning applications for residential development on this site.	Beginning of Etherow Country Park / Green Belt
MO541	DISGB	LAND AND BUILDINGS SOUTH OF BROWN EDGE FARM	MOSSLEY		MOSSLEY	0.1666	06/00313/FUL Conversion of industrial workshop to 2no. residential units (Refused 24/04/2006)	Site of industrial workshop located in the greenbelt to the south of Brown Edge Farm
SS24	DISGB	LAND OF SHUTTS LANE/ REAR OF HEATHER BROW	STALYBRIDGE		STALYBRIDGE SOUTH	0.2596	No previous planning applications for residential development on this site.	No vehicular access, conflicts with privacy distances.
SS27	DISGB	MILLBROOK SIDINGS	STALYBRIDGE		STALYBRIDGE NORTH	7.0662	11/00919/FUL Hybrid Planning Application & 11/00922/FUL Hybrid Planning Application	Overgrown wasteland within the Green Belt

Appendix 4 – SHLAA Disclaimer

The following disclaimer applies without prejudice:

The identification of sites, buildings or areas within this SHLAA does not mean that the Council would grant planning permission for residential development. All planning applications, including those for residential development will be determined in accordance with the development plan unless material considerations indicate otherwise.

The inclusion of sites within the SHLAA does not preclude use or development for other purposes.

The boundaries shown are based on information available at the time of the preparation of the survey. They do not represent an absolute area for any future proposals.

The exclusion of sites from the SHLAA does preclude their development for residential use.

The SHLAA represents an estimate of when sites could come forward for development. It does not mean that applications which come forward at different times will be refused on that basis.

The SHLAA uses the information that was available at the time of the study. The Council does not accept liability for any omissions or factual inaccuracies that may be contained within the SHLAA. Applicants for planning permission are advised to carry out their own assessments and analysis of any site and not rely on the information within the SHLAA.

Where the site capacity identified in the SHLAA is based on the surrounding neighbourhood density, this should not be taken as the level of housing which would be most appropriate for that site. The density of any planning application will be assessed through the normal planning process and the SHLAA will not represent an over-riding justification for any particular density.

The Council intends the SHLAA to be a living document which is subject to annual review. Therefore information may be out-of-date.

SHLAA GLOSSARY

The following terms have been used within the 'status' columns in Appendix, 1, 2 and 3

ALL	Land allocated in the adopted (2004) Tameside Unitary Development Plan
CFS	Land identified through the Call for Sites excises
DIS	Land that has been discounted
DIS GB	Land that has been discounted due to its green belt status
EXP	Land with an expired planning permission
ELR	Land identified through the employment land review
FPP	Land with full planning permission (as of 31 March 2013)
OPP	Land with outline planning permission (as of 31 March 2013)
PEN	Land with pending planning permission (as of 31 March 2013)
SHLAA	Land identified through SHLAA survey
UC	Land under construction
WITH	Land with withdrawn planning application
WRIT	Land with written off planning application