

# Briefing Note.

## Failsworth and Hollinwood District Partnership Regeneration Activity

Date: 17 July 2013.

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**Oldham**  
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# 1 Purpose

- 1.1 To provide members of the District Partnership with brief details of the current range of activity being managed by the Strategic Regeneration & Development Team taking place across the 3 constituent wards.

## 2 Regeneration Activity

### Failsworth East

#### **2.2 Hollinwood Junction**

Outline Planning Permission has been received for the proposed commercial scheme. The feasibility study for the removal of the gas holder is ongoing, as a result of positive discussions with National Grid.

#### **2.3 Kaskenmoor School**

Temporary works are to be undertaken to provide New Bridge School with interim outdoor play space. A meeting was held 16.07.2013 with the Headteacher and Chair of Governors to discuss this and longer term plans for the site.

#### **2.4 Phoenix Industrial Estate**

Indigo Planning have confirmed there is no immediate intentions for the owners to serve a section 25 notice to terminate the tenancies of the existing occupiers. When the owners have a scheme which is marketable and six month notice is being served, they would intend to send a letter to each of the occupiers including details of available opportunities and details of the Council's Inward Investment Team with a view for the Authority to help in relocating businesses to other properties within the Borough.

#### **2.5 Failsworth High School**

Officers are working with the School to help them realise their vision of a new Soccer Centre.

## **Failsworth West**

### **2.5 Lancaster Club, Broadway**

A Planning Application has been submitted for the replacement allotment site and a decision is anticipated shortly. Subject to approval the works to create the new allotments will be completed by October 2013 and the existing allotments be decommissioned by December 2013.

### **2.6 Failsworth District Centre**

The District Centre movement study has been completed and taken further by Unity who are drawing up detailed traffic proposals for approval on both immediate measures to ensure and improve pedestrian safety and legibility of the District centre, and detailed investigation work into the design and traffic modelling of a potential major new junction into the District Centre off Ashton Road West to enable the potential future reconfiguration of the District Centre. Environmental improvements to the District Centre have been requested around Failsworth Town Hall and Quayside with concerns raised about the quality around Aldi supermarket. Some external funding has been sourced for minor landscape works, but a wish-list of further improvements will be costed up to identify any gap-funding.

### **2.7 Ashton Road West**

The site is partly within Council ownership but the main section of the site (Indo/Africa Mill – also referred to as Failsworth Mill) is within the ownership of the Kapadia Brothers. Brookhouse have recently agreed terms to acquire the site and the owners have served notice on the occupiers of the mill in order to obtain vacant possession, which is one of the conditions of the sale to Brookhouse. Brookhouse will look to redevelop the site as residential although there are other options for the site.

### **2.9 Faithworks Church**

The Audacious Church have confirmed it was originally proposed that Vause Construction Limited would carry out the demolition works, however, a new contractor is now being procured. Once the site has been demolished, it is understood a land sale has already been agreed with Goodhall Investments who are intending to develop a cash and carry/bulky goods type store.

### **2.10 Social Security Building**

The site was recently acquired by Supreme Finance who own Ivy Mill Business Park. The

only works currently being carried out are clean ups pending an application for commercial uses to the ground floor and continued office space (flexible work space on flexible terms) to the upper floors.

## **Hollinwood**

### **2.11 Limehurst Estate**

Regenda in partnership with the Council are preparing a Neighbourhood Plan for the estate. Regenda have produced an area analysis and design guide which shows a total capacity of circa 122 dwellings. A report is currently being prepared to proceed to market for an appropriate development partner via open tender followed by a further report to advise of final offers received prior to proceeding. The report is due to go to the Corporate Property Board on 17 July 2013.

### **2.12 Playing Fields at Higher Lime Road**

The scheme at the Lancaster Club includes for relocation of the playing fields to the site at Higher Lime Road. The Site Investigations have been undertaken and an agreed scheme prepared.

### **2.13 Medical Centre, Clive Street.**

The Planning application for the proposed new medical centre was approved on the 10<sup>th</sup> April 2013. The Housing Office is awaiting demolition and then proceeding to contract to develop the site as a Doctors Surgery. This is being managed by the Asset Team.

### **2.14 Merton Avenue Playing Fields**

Working in partnership through the One Future Group and with Hulme Grammar School to bring forward proposals to improve the existing recreational facilities and create an Olympic Legacy for the Borough. Lease terms have been agreed with Hulme Grammar School for the playing fields at Merton Avenue. The completion of the lease is subject to the necessary legal process to advertise the disposal of Public Open Space. A report has been completed and an advertisement is to go out shortly. This disposal is being managed by the Asset Team at Unity.

### **2.15 Hawthorn Road/Cardiff Close**

An offer was accepted from Mansell to develop 13 houses. Mansell are working with Regenda on this who are looking at a revised scheme in light of comments from Planning.

The revised scheme could potentially involve an alternation to the adopted highway.

### **3 Land Disposal Programme**

- 3.1** Partington Street, Failsworth. An offer has been accepted from Miller Homes Limited for the land to be sold by way of a 250 year lease. Legal have been instructed on the sale. This disposal is being managed by the Asset Team.

### **4 Recommendation**

- 4.1** Members are asked to note the report.