

Report to West Oldham District Executive

West Oldham District Key Developments Update

Portfolio Holder:

**Cllr B Brownridge, Cabinet Member for Cooperatives &
Neighbourhoods**

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Reason for report

This report provides the District Executive with an update on some key developments in the District.

Recommendations

That the District Executive notes the report.

West Oldham District Key Developments Update

1.0 Background

The report provides the members with an update on some of the key developments in the District.

Coldhurst

2.0 Developments in the Westhulme neighbourhood

There are a number of new developments planned or currently taking place in the area off Chadderton Way and to the rear of the Royal Oldham Hospital.

2.1 Audi Dealership

The new Audi dealership located off Chadderton Way is open with only minor works remaining.

The road works and new 4 way junction at Burnley Lane are complete, with snagging issues to be checked and resolved

The Get Oldham Working team have facilitated and supported recruitment to the job opportunities that are being created at this new development.

2.2 Cottam Street Play space

The Council is developing a new play area on Cottam Street as part of the replacement provision from the disposal of Westwood Park.

The area will include some natural play elements as well a basket swing, climbing walls, and embankment slide.

Work commenced on site over the summer holidays with some minor delays due to poor weather. The footings for the climbing wall have required a deeper and wider footing.

There may be some scope to look at lighting, benches and additional equipment – subject to additional funding.

2.3 Westhulme kickpitch

A kickpitch is also being developed off Westhulme Avenue, to the rear of the new Audi car dealership, as part of the replacement provision for Westwood Park. The topographical surveys of the site have been completed and some more detailed surveys will take place to inform the design of the new facility.

It is planned that the specification and design is complete. A planning application has been registered.

2.4 Ellen Street development

The private development of the site owned by Copley Square between Chadderton Way and Ellen Street is progressing and the new retail unit is now occupied by B&M Stores. The old unit has been demolished and the area will form a new car park for the new store.

Medlock Vale

3.0 Copster Hill Depot

The current FCHO depot at Copster Hill Road is due to be vacated in the coming months, subject to the new depot being ready for occupation. The site will be demolished once vacated and the Council will consider future options.

3.1 Former CPD Playing fields

The Council has granted the Fitton Hill and Hathershaw Bulldogs an early access license with a view to granting them a lease for the site.

The Bulldogs have been working with contractors to try and bring a training pitch into use for the juniors team.

3.2 Fitton Hill vacant sites

There are a number of vacant sites in the Fitton Hill neighbourhood which the Council is working with a partner to bring to market for new residential developments.

3.3 Wildbrook Community Allotments

The site previously managed and operated by Adult Social Care has been vacated as MioCare are unable to dedicate the necessary resources to manage the site.

The Council is currently considering options for the future of the site.

3.4 Borough Mill Triangle Development – Play Area

The legal agreement between the Council and Countryside is being drawn up to formally transfer the open space on Neild Street back to the Council so it can be brought to the required standard and maintained by the Council.

Werneth

4.0 Oak Mill Chase

The housing development has been fully occupied for nearly two years and the Council have been working with Countryside to bring the rest of the estate into an adoptive state.

Of particular issue is the open space and play area on Oak Close. Planning Officers will be liaising with Countryside to resolve the outstanding s106 condition for the Council to formally take on the play area for maintenance and redesign (if necessary).

4.1 Meridian site development

The new FCHO depot is nearing completion with minor snagging issues being resolved. The depot should be occupied and operational by November 2017.

4.2 Hartford Mill

Hartford Mill is in private ownership and the issues of anti-social behaviour and security of the site are the responsibility of the owner. The relevant Council officers are in contact with the owner to ensure that they discharge their responsibilities.

The Council is working on a master plan for the cleared area around Hartford Mill and the mill itself. Once discussions with English Heritage have been had, the draft plan will be shared with members

4.3 Suthers Street and Olivers Court

This site still has a number of outstanding section 38 requirements to be met, which the Council is working with Keep Moat to resolve. However, the site forms part of the overall masterplan for the Edward Street area, which includes Hartford Mill.

4.4 Former St Augustine's School development site

This development is being undertaken by Linden Homes and nearly half the 54 properties have been developed, a number of which have already been sold and are occupied. At this stage one 4 bedroom home and six 3 bedroom homes are on sale.

4.5 Werneth Park Music Rooms

The music rooms and conservatory are Grade II listed and have been disused since 2001. Previous attempts to redevelop the building using SRB6 funding or Heritage Lottery Funding have been unsuccessful. The building is secured and fenced off. The Council has no current plans or identified funds to bring the building back in use.

4.6 Custom Build Werneth

The scheme to build 37 custom new homes on the land between Cambridge Street and Lynn Street in Freehold is new and innovative, and as such has been a learning curve for those involved. However things have moved forward recently. Fencing has gone up around the site and legal paperwork is being processed and finalised.

4.7 Former Hollies Site

This site has been marketed and the Council is in the process of selecting the preferred bidder.