



Planning Submitted for Major Affordable Housing-Led Regeneration in Stalybridge

Bankfoot APAM, acting as Development Manager on behalf of the site's owner, the Greater Manchester Pension Fund (GMPF), has submitted a planning application to Tameside Metropolitan Borough Council for the regeneration of a strategic brownfield site in the heart of Stalybridge - a site that has remained underused for many years.

Working closely with Tameside Council through extensive pre-application engagement, Bankfoot APAM and GMPF have developed a transformational, mixed-use masterplan. The proposal supports Stalybridge's ongoing regeneration and aligns with the wider vision to create a vibrant, sustainable place to live, work, and visit.

Stalybridge North, alongside other major schemes such as Soapworks which secured planning earlier this year, adds to Bankfoot APAM's growing national portfolio of regeneration and repositioning projects and reinforces its continued partnership with GMPF, demonstrating the company's expertise in de-risking and creating value in clients' stranded and complex assets by delivering future-ready real estate across industrial, residential, and mixed-use sectors.

The plans include high-quality new homes, flexible ground-floor commercial space, extensive public realm improvements, and enhanced pedestrian connections to the town centre, surrounding neighbourhoods, and directly to Stalybridge Railway Station, which sits immediately adjacent to the site. In total, the scheme will deliver 102 affordable homes across a mix of 1, 2, and 3-bedroom apartments and townhouses, designed to meet the needs of young families, key workers, and young professionals.

"All 102 homes will be delivered as affordable housing at mid-market rent levels, helping to address real affordability pressures and unlock new housing in a location where viability has historically constrained development," said Andrew Day, Senior Director at Bankfoot APAM. "This is an important site for Stalybridge – one that can act as a catalyst for wider regeneration. The scheme is projected to generate over £92 million in social and economic value, reinforcing our commitment to delivering long-term benefits for the local community while setting a benchmark for sustainable, inclusive development."

The masterplan is landscape-led and sustainability-focused, featuring a new riverside green corridor with a loop walk, biodiversity enhancements, and naturalistic planting. The development promotes low car dependency, prioritising walking, cycling, and public transport, and incorporates energy-efficient design principles across the scheme, including flood-resilient construction and environmentally responsible materials. Active street frontages and high-quality public realm will help create a safe, vibrant, and welcoming neighbourhood.

**PRESS RELEASE**

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Bankfoot APAM were supported by a professional team including Todd Architects, Ashton Hale, Anderton Gables, CWC, and Pegasus.

The project contributes to the ongoing transformation of Stalybridge through the £20m Levelling Up Fund programme and reinforces GMPF's commitment to socially responsible investment, sustainable placemaking, and inclusive growth.

About Bankfoot APAM

Bankfoot APAM is a UK-based development manager and joint venture between Bankfoot and APAM. Specialising in complex real estate projects, the business operates across residential, commercial, industrial, and mixed-use sectors. With a strong track record in unlocking strategic and underutilised sites, Bankfoot APAM delivers sustainable, commercially viable, and socially responsible developments in partnership with institutional investors, local authorities, and private stakeholders across the UK.

For further information, please contact:

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Image Attachments

Stalybridge View04 Aerial Issue04

Attachments

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