

New life for former baths site as developers given go-ahead to build affordable homes

The site of a former swimming baths that has been left empty since its demolition in 2020 is set for a transformation into an affordable housing complex. Despite efforts by local swimming groups in the 2010s to save Denton Baths from closure, their campaigns were unsuccessful.

Now, the facilities have relocated to Tameside Wellness Centre off Ashton Road. The old baths site on Victoria Street will be redeveloped into an apartment block containing 35 affordable homes, following a planning panel decision on October 16.

Developers Collaborate Living Ltd and Irwell Valley Homes have confirmed that all apartments will be available for affordable rent, at up to 80 per cent of market rate. Located next to Victoria Park and close to shops, schools and health centres, the site is being promoted as an ideal location for new homes.

The three-storey building will comprise 11 ground floor apartments and 12 apartments on the two upper floors, offering a mix of one and two-bedroom flats. The plans also include ample cycle storage and 24 parking spaces.

The initial proposal was for a larger four-storey, 46-home project, but following public consultation and discussions with local MP Andrew Gwynne, the developers decided to modify the design to address local concerns, reports [the Manchester Evening News](#).

The planning documents stated: "It will regenerate a brownfield site and will offer a choice of new housing in the

area and will encourage growth of diversity within the community by providing units of different sizes.”

“The proposed development is in a sustainable location adjacent to an established residential community, and with excellent access to public transport and local amenities.”

“It will provide high quality housing, will significantly enhance the surrounding area through the introduction of a suitable use on a vacant site and will provide an appropriate mix of dwellings to meet local needs. Local community facilities will benefit from this wider choice of housing.”

The council members expressed their approval for the 35-home scheme and granted planning permission.

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