

Appendix 6: Assessed Site Criteria Ratings

ID	Site Name	Strategic Road Access	Local Accessibility	Proximity to Urban Areas and Access to Labour and Services	Compatibility of Adjoining Uses	Developmental and Environmental Constraints	Market Attractiveness	Viability Rating	Delivery Timescale	Overall Site Rating
6	Eastham Dock Estate - Queen Elizabeth II Dock	Good	Good	Average	Good	Poor	Average	Good to very poor	10 to 15 years	Average
8	Premier Brands, Reeds Lane - South of Access Road	Average	Very Good	Very Good	Average	Average	Poor	Poor to very poor	10 to 15 years	Average
13	Eastham Dock Estate - North Road Tank Farm Complex	Very Good	Average	Average / Poor	Good	Average	Average	Good to very poor	10 to 15 years	Average
15	Former Railway Depot	Good	Average / Poor	Very Good	Good	Poor	Poor	Good to very poor	10 to 15 years	Poor
17	Riverview Road - East of Tulip	Good	Good	Very Good	Very Good	Good	Very Good	Good to very poor	0 to 5 years	Good
24	Premier Brands, Reeds Lane - North of Access Road	Average	Very Good	Very Good	Very Good	Average	Poor	Poor to very poor	10 to 15 years	Good
29	Conway Park - North of Station	Good	Very Good	Very Good	Good	Very Good	Very Good	Good to very poor	5 to 10 years	Good
30	Twelve Quays - Tower Wharf	Good	Very Good	Very Good	Very Good	Good	Very Good	Poor to very poor	0 to 5 years	Very Good
31	Twelve Quays - Morpeth Waterfront	Good	Good	Very Good	Very Good	Good	Good	Good to very poor	0 to 5 years	Very Good
35	North of Oakdale Road - West of New Way	Good	Good / Average	Very Good	Very Good	Poor	Average / Poor	Poor to very poor	10 to 15 years	Poor
43	Centuria Business Park, Stadium Road	Good	Very Good	Very Good	Very Good	Poor	Average	Good to very poor	10 to 15 years	Average
45	Former Gas Depot	Good	Average / Poor	Very Good	Good	Poor	Average	Good to very poor	10 to 15 years	Poor
49	Riverside Office Park (Phases 2b to 4)	Good	Very Good	Very Good	Very Good	Average	Good	Good to very poor	0 to 5 years	Good
50	Former Tank Farm	Good	Very Good	Very Good	Very Good	Poor	Average	Poor to very poor	5 to 10 years	Average
54	Vacant land at Clatterbridge Hospital	Very Good	Very Good	Average	Good	Average	Good	Poor to very poor	5 to 10 years	Good

ID	Site Name	Strategic Road Access	Local Accessibility	Proximity to Urban Areas and Access to Labour and Services	Compatibility of Adjoining Uses	Developmental and Environmental Constraints	Market Attractiveness	Viability Rating	Delivery Timescale	Overall Site Rating
57	North Cheshire TE - S of Avalon Funeral Supplies	Very Good	Average	Good	Very Good	Average	Average	Poor to very poor	0 to 5 years	Good
59	Birkenhead Dock Estate - Uveco Yard	Good	Average	Very Good	Very Good	Good	Good	Poor to very poor	0 to 5 years	Good
60	Kern's Warehouse	Good	Very Good	Very Good	Very Good	Good	Good	Poor to very poor	10 to 15 years	Good
64	Former Training Ground	Very Good	Average	Very Good	Average	Good	Good	Poor to very poor	0 to 5 years	Good
65	Former Burtons Biscuits	Average	Very Good	Very Good	Very Good	Poor	Poor	Poor to very poor	10 to 15 years	Good
66	Former River Streets	Good	Very Good	Very Good	Good	Average	Average	Poor to very poor	5 to 10 years	Average
70	Peninsula Business Park, Moreton	Average	Very Good	Very Good	Good	Poor	Average	Poor to very poor	5 to 10 years	Average
72	North Cheshire TE - North of PK Commercial	Very Good	Average	Good	Very Good	Average	Good	Poor to very poor	0 to 5 years	Good
74	Former MOD Tank Farm	Good	Very Good	Very Good	Very Good	Good	Very Good	Good to very poor	5 to 10 years	Very Good
78	Lever Faberge - Former BOCM Silcock Animal Feeds	Good	Very Good	Very Good	Very Good	Average	Average	Good to very poor	10 to 15 years	Average
79	Wirral Waters - Bidston Dock	Very Good	Very Good	Very Good	Good	Poor	Good	Good to very poor	10 to 15 years	Good
81	Birkenhead Dock Estate - Former RHM Mills & Canada Creek	Good	Very Good	Very Good	Very Good	Poor	Good	Good to very poor	0 to 5 years	Good
82	Lever Faberge - Bromborough Road	Good	Very Good	Very Good	Average	Poor	Average	Good to very poor	10 to 15 years	Average
84	Former Town Station, Borough Road East	Good	Poor	Very Good	Good	Poor	Poor	Poor to very poor	10 to 15 years	Poor
86	Wirral Waters - North Bank West	Good	Very Good	Very Good	Very Good	Good	Very Good	Good to very poor	5 to 10 years	Very Good
87	Wirral Waters - Tower Quay	Good	Good	Very Good	Very Good	Average	Good	Poor to very poor	0 to 5 years	Average
94	North Cheshire TE - Former	Very Good	Very Good	Good	Very Good	Poor	Good	Poor to very poor	0 to 5 years	Average

ID	Site Name	Strategic Road Access	Local Accessibility	Proximity to Urban Areas and Access to Labour and Services	Compatibility of Adjoining Uses	Developmental and Environmental Constraints	Market Attractiveness	Viability Rating	Delivery Timescale	Overall Site Rating
	Horticultural Training Centre									
96	Birkenhead Dock Estate - Cavendish Quay	Good	Good	Very Good	Very Good	Good	Good	Good to very poor	Existing Use	Average
97	Former Royal Swan Hotel	Good	Very Good	Very Good	Very Good	Poor	Good	Poor to very poor	0 to 5 years	Average
100	East of Lubrizol, Bromborough Coast	Good	Very Good	Very Good	Very Good	Poor	Average	Good to very poor	10 to 15 years	Average
101	Quest International, Bromborough Coast	Good	Good	Very Good	Very Good	Poor	Good	Poor to very poor	Existing Use	Average
108	Rose Brae Phase 2	Good	Very Good	Very Good	Average	Average	Good	Good to very poor	5 to 10 years	Good
110	West Float Industrial Estate, Dock Road	Good	Average	Very Good	Very Good	Average	Good	Poor to very poor	0 to 5 years	Average
116	Former Builders Yard	Good	Very Good	Very Good	Very Good	Average	Good	Poor to very poor	0 to 5 years	Good
123	Wheatland Lane, Seacombe	Good	Very Good	Very Good	Average	Good	Average	Poor to very poor	0 to 5 years	Average
125	Tarran IE	Average	Very Good	Very Good	Very Good	Average	Good	Poor to very poor	0 to 5 years	Good
129	Wirral Waters - Hydraulic Tower	Good	Good	Very Good	Very Good	Poor	Good	Average to very poor	0 to 5 years	Average
133	Former Waste Transfer	Good	Good	Very Good	Good	Poor	Poor	Poor to very poor	10 to 15 years	Poor
148	Conway Park - Cinema Frontage	Good	Very Good	Very Good	Very Good	Very Poor	Very Good	Poor to very poor	0 to 5 years	Average
217	Ten Streets - Phase 1	Good	Good	Very Good	Very Good	Good / Average	Average / Poor	Poor to very poor	5 to 10 years	Average
219	Former Parry & Sherlock, Corporation Road	Good	Good / Average	Very Good	Very Good	Very Poor	Poor	Poor to very poor	Existing Use	Poor
229	Former Stone Manganese Marine	Good	Very Good	Very Good	Very Good	Good / Average	Average / Poor	Poor to very poor	10 to 15 years	Average
232	Ten Streets - Phase 4	Good	Good	Very Good	Very Good	Poor	Good / Average	Poor to very poor	0 to 5 years	Poor
234	Croft IE - Former Spectrum	Good	Very Good	Very Good	Good	Very Good	Very Good	Poor to very poor	0 to 5 years	Very Good

ID	Site Name	Strategic Road Access	Local Accessibility	Proximity to Urban Areas and Access to Labour and Services	Compatibility of Adjoining Uses	Developmental and Environmental Constraints	Market Attractiveness	Viability Rating	Delivery Timescale	Overall Site Rating
	Adhesives									
239	Conway Park - NE of Crown Hotel	Good	Very Good	Very Good	Very Good	Very Poor	Very Good	Poor to very poor	0 to 5 years	Average
242	Slack Wood	Good	Good	Very Good	Very Good	Poor	Very Good	Good to very poor	10 to 15 years	Average
247	Former Rank Bingo	Good	Very Good	Very Good	Very Good	Poor	Very Good	Poor to very poor	0 to 5 years	Average
248	Tarran IE - Rear 30a	Average	Very Good	Very Good	Very Good	Average	Good	Poor to very poor	15+ years	Good
251	Rear Nextdom Complex, Reeds Lane	Average	Very Good	Very Good	Very Good	Average	Average / Poor	Poor to very poor	5 to 10 years	Good
252	Carr Lane IE - New Hall Lane (20)	Average	Good	Average	Average	Good	Average	Poor to very poor	0 to 5 years	Good
253	Wirral Waters - North Bank East	Good	Very Good	Very Good	Very Good	Good	Very Good	Good to very poor	0 to 5 years	Very Good
254	Rear of AP Refractories	Good	Very Good	Very Good	Very Good	Poor	Poor	Poor to very poor	5 to 10 years	Average
255	Village Road, Oxton (2-2a)	Average	Good	Good	Very Poor	Very Poor	Average	Very poor	0 to 5 years	Poor
259	Cleveland Street (52)	Good	Very Good	Very Good	Average	Very Poor	Average	Very poor	0 to 5 years	Average
263	Land at Riverbank Road	Good	Good	Very Good	Very Good	Average	Good	Good to very poor	0 to 5 years	Good
265	Wirral Waters - Sky City	Good	Very Good	Very Good	Very Good	Average	Good	Good to Very Poor	10 to 15 years	Good
266	Wirral Waters - Vittoria Dock	Good	Very Good	Very Good	Very Good	Poor	Good / Average	Good to very poor	10 to 15 years	Good
267	Wirral Waters - Marina View	Good	Good	Very Good	Very Good	Average	Average	Good to Very Poor	5 to 10 years	Good
300	Tarran IE - Selwyn Construction	Average	Very Good	Very Good	Very Good	Average	Good	Poor to very poor	0 to 5 years	Good
308	Land East of 491 Cleveland Street	Good	Very Good	Very Good	Good	Very Poor	Average	Very poor	0 to 5 years	Poor
309	Adj 45 Old Bidston Road	Good	Very Good	Very Good	Good	Very Poor	Average	Very poor	Existing Use	Poor
324	Former Croda	Good	Good	Very Good	Average	Average	Good	Good to very poor	Existing Use	Good
327	Vacant Land at George Street	Good	Very Good	Very Good	Very Good	Very Poor	Good	Very poor	0 to 5 years	Poor

ID	Site Name	Strategic Road Access	Local Accessibility	Proximity to Urban Areas and Access to Labour and Services	Compatibility of Adjoining Uses	Developmental and Environmental Constraints	Market Attractiveness	Viability Rating	Delivery Timescale	Overall Site Rating
328	Former Pallet Centre	Good	Very Good	Very Good	Very Good	Average	Average / Poor	Good to very poor	5 to 10 years	Average
329	Unilever Research Laboratories (South Site)	Poor	Good	Very Good	Average	Average	Poor	Poor to very poor	15+ years	Average
330	Tulip Expansion	Good	Very Good	Very Good	Very Good	Good	Very Good	Good to very poor	0 to 5 years	Good
332	Jackson Street/Waterloo Place	Good	Good	Very Good	Very Good	Poor	Average	Poor to very poor	0 to 5 years	Poor
334	Former UML Power Station (balance of former site 75)	Good	Very Good	Very Good	Very Good	Good	Good	Good to very poor	Existing Use	Good
341	Arnwood Phase 2 (balance of former site 241)	Good	Very Good	Very Good	Very Good	Very Poor	Very Good	Very poor	0 to 5 years	Good
342	57A-59 Norman Street	Good	Very Good	Good	Very Poor	Very Poor	Poor	Very poor	10 to 15 years	Very Poor
343	Darlington's Yard	Average	Very Good	Very Good	Good	Very Poor	Very Poor	Poor to very poor	0 to 5 years	Very Poor
355	5 Thomas Street, Birkenhead	Good	Very Good	Very Good	Good	Very Poor	Average	Very poor	Existing Use	Average
356	Carr Lane IE - Former Dental Laboratory	Average	Average	Average	Average	Very Poor	Average	Poor to very poor	Existing Use	Poor
357	Former Mobil Oil	Very Good	Very Good	Very Good	Very Good	Very Poor	Good	Good to very poor	0 to 5 years	Good
358	Tarran IE - Forge Engineering	Average	Very Good	Very Good	Very Good	Average	Average	Poor to very poor	Existing Use	Average
359	Carr Lane IE - Pemway Enterprise Centre	Average	Very Good	Average	Very Good	Very Poor	Average	Poor to very poor	Existing Use	Average
360	Former Punch Bowl Inn, Hoylake	Average	Good	Average	Very Good	Good	Good	Poor to very poor	0 to 5 years	Good
364	Former Epichem	Good	Very Good	Very Good	Very Good	Poor	Good	Good to very poor	10 to 15 years	Average
365	Former Hurstwoods International	Average	Very Good	Good	Very Poor	Average	Poor	Poor to very poor	Existing Use	Average
391	Public Car Park	Good	Average	Very Good	Average	Poor	Good	Very poor	10 to 15 years	Average
392	Riverside House	Good	Good	Very Good	Very	Very Poor	Poor	Very poor	5 to 10	Poor

ID	Site Name	Strategic Road Access	Local Accessibility	Proximity to Urban Areas and Access to Labour and Services	Compatibility of Adjoining Uses	Developmental and Environmental Constraints	Market Attractiveness	Viability Rating	Delivery Timescale	Overall Site Rating
					Good				years	
403	Land east of 54 Old Bidston Road	Very Good	Very Good	Very Good	Average	Very Poor	Very Poor	Very poor	0 to 5 years	Very Poor
415	Former Eastham Sand	Good	Good	Very Good	Very Good	Poor	Average	Good to very poor	5 to 10 years	Average
417	Former Gas Holders	Good	Very Good	Very Good	Very Good	Poor	Poor	Good to very poor	10 to 15 years	Poor
418	Vacant Yard, 303 Corporation Road	Good	Good	Very Good	Very Good	Average	Poor	Very poor	Existing Use	Poor
419	Birkenhead Dock Estate - Land at Beaufort Road	Good	Very Good	Very Good	Very Good	Poor	Good / Average	Good to very poor	0 to 5 years	Average
420	Rear of Arrowe Brook Road, Upton	Good	Poor	Very Good	Average	Very Poor	Very Poor	Very Poor	Existing Use	Very Poor
421	Cross Lane Industrial Estate – South of Fleethire, Wallasey	Very Good	Poor	Very Good	Good	Very Poor	Very Poor	Very Poor	Existing Use	Very Poor

Source: Lichfields' analysis