

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

22 October 2025

Application reference

25/00453/FUL

Address

Mitchell Hey Mills, College Road, Rochdale, OL12 6AE

Proposal

Change of use of existing building from Class B2 (General industrial) to Class E(d) (Indoor sport and recreation) to create/facilitate a padel sports facility inclusive of nine indoor courts, changing facilities, reception area together with associated internal alterations. Proposed external works include new doors, shutters and minor facade maintenance

Affected Heritage Assets

Designated heritage assets

None

Non-designated heritage assets

- Mitchell Hey Mills

Summary

There are no objections to the principle of the use. Ideally, the new rollershutter would be internal, but it is noted that there is an existing shutter already in situ.

The adverts need advertisement consent and have not been considered.

Assessment

The application site relates to Mitchell Hey Mills, a late 19th century cotton mill complex, which lies on College Road to the north of the River Spodden. The surviving buildings consist of spinning mill buildings and an early 20th century office block. They have undergone a number of changes, some of which are unsympathetic, including the blocking up of windows, and the replacement of the

original timber windows with UPVC. The brick facade of the building has also been recently painted grey, obscuring the original brickwork. Nevertheless, the buildings retain some original features. As 19th century industrial buildings, the site has been included on the Council's list of non-designated heritage assets, due to their architectural and historic interest ([Rochdale non-designated heritage assets | Non-designated heritage assets | Rochdale Borough Council](#)).

The impact of a proposal on the significance of a non-designated heritage asset is a material planning consideration (NPPF paragraph 216). A balanced judgement should be had, having regard to the scale of any harm or loss and the significance of the heritage asset. Mills are also key heritage assets for the purposes of Rochdale CS policy P2. This policy seeks to conserve, enhance and promote the borough's key heritage assets. The provisions of PfE policy JP-P2 also apply.

The proposal is for the use of part of the building as a padel sports facility. This includes internal alterations. There are no heritage objections to the principle of this use.

Externally, the proposal includes a new entrance door with roller shutter. The plans also indicate signage, although as this needs advertisement consent, it has not been considered as part of my comments.

It is understood that there is an existing entrance door and rollershutter on the building. These would be replaced by the new entrance door and shutter. Ideally, the new shutter would be situated internally to minimise its visual impact, although it is noted that there is an existing shutter in place currently.

Re-consultation

No