

FENIX HERITAGE

Land at Castleton Sidings, Castleton, Rochdale Borough



Historic Environment Desk-Based Assessment

Report No: 1002.R01a

May 2023

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Fenix Heritage Controlled Document – Commercial-in-Confidence

Document Number	1002.R01a	
Document Status	FINAL	
Prepared by:	A. Martin and A. Nash	Date: 14.04.2023
Client Check:	Mr. R. Collins/ Mr L. Shaw/Ms. E. Ogilvie	Date: 17.05.2023
Client Comment on First Draft	Simplify the conclusions	
Local/National Authority Check	Mr. I. Miller of GMAAS (on behalf of Rochdale Council)	Date:
Local/National Authority Comment		
Rev. a	A. Martin	Date : 19.05.2023
Client Acceptance		Date:
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Creating an overlay of historic mapping (including 1st and 2nd edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of $\pm 0.5\text{m}$ up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground. 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from <https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registryapplications/land-registry-plans-the-basis-of-land-registry-plans-practice-guide-40-supplement-1>.)

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1. INTRODUCTION

Kellen Homes (the Client) has commissioned Fenix Heritage to prepare a Historic Environment Desk-Based Assessment (hereafter the Assessment) for Castleton Sidings, Castleton, Rochdale Borough (hereafter the 'Site') to inform the submission of a hybrid planning application in due course for residential development at the Site.

The application is a hybrid planning application comprising:

"Full planning application for residential development, including access, car parking, landscaping, open space and associated engineering and infrastructure including an electric substation and foul water pump station.

"Outline planning permission with all matters reserved for the principle of development to facilitate the East Lancashire Railway (ELR) extension".

The Site is currently un-used but was formally utilised as sidings for the Lancashire & Yorkshire Railway from the mid-part of the second half of the 19th century until the late 20th century. The Site contains relict railway infrastructure such as track-beds, sleepers, rails, hardstanding and raised platforms.

The aim of this Assessment is to determine, in so far as is reasonable by desk-based research and a site visit, the presence or absence of heritage assets (including archaeological remains) and the character, survival and state of preservation of such assets on and in the vicinity of the Site.

The assessment comprises an examination of evidence secured from the Lancashire Record Office (LRO), the Greater Manchester County Record Office (GMCRO), Rochdale Local Studies Library (RLSL), the Greater Manchester Historic Environment Record (GMHER), and other source repositories as appropriate. A Site visit and walk-over survey were undertaken.

Based on research undertaken for the Assessment, this report highlights any potential direct and indirect impacts to any heritage assets. This Assessment has been undertaken in compliance with the Chartered Institute for Archaeologists' document, *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

In archaeological terms there is no overt interest at the Site, and any archaeological potential would appear to be related to the historic identification of the Site as part of Maden Moss, a site of 19th century clay extraction, and also as the site of the sidings, engineering stores, saw mill and gasometer at the Castleton North Junction. With the exception of an active signal box all of the buildings associated with the sidings and stores were demolished during the mid-20th century but other items of relict rail infrastructure survive, partially, as surface features. The archaeological and historic significance of remnant moss and railway features is low.

With respect to the heritage of the built environment, the principal interest arises from the Castleton South Conservation Area to the east of the Site and a number of Listed Buildings and Locally Listed Buildings. The Site forms part of the settings of the Conservation Area and the historic buildings. Consideration has been given to the potential for development of the Site to change the settings of Conservation Area and the historic buildings and subsequently impact on their significances.

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2. LOCATION, TOPOGRAPHICAL, GEOLOGICAL AND PEDOLOGICAL BACKGROUND

Location

The Site is situated to the south east of Castleton, south of existing residential estates at Castleton Moor and to the south-east of Castle Hawk Golf Club at National Grid Reference SD 87817 10101 (Figs. 1 and 2).

The spatial attribute information for the Site is provided in the table below and relates to the spatial data as illustrated in Fig. 2 below.

Field Name	Data
Project No.	1002
Project Name	Land at Castleton Sidings, Castleton, Rochdale Borough - Historic Environment Desk-Based Assessment
Organisation	Fenix Heritage
Date	April 2023
Digitisation Source	Client/Ordnance Survey

Topography

The Site extends over c. 10.93ha (Fig. 2) and occupies an approximate semi-circular shaped land parcel. The Site is a derelict railway sidings and an active railway line forms the southern boundary and the Site. To the north, the boundary is formed by a screening ribbon of trees forming a sylvan edge separating the Site from residential estates to the south of Heywood Road (Fairway, Mavis Street, Elton Street) and the Castle Hawk Golf Club.

The southwestern quarter of the site falls within a designated area of greenbelt and the north eastern quarter falls within an area of retained Network Rail operated land.

All former structures (except for an active signal box) which once occupied the Site have been removed but railway tracks, ballast, and relict hardstanding and concrete slabs remain, interspersed with self-seeded trees and shrubs. There are hardstanding vehicle routes (laid to tarmacadam) and gravel tracks within the Site and vehicle parking/storage compounds. There are also some temporary cabins on Site

A raised area of concrete hardstanding is present, which is clearly a former platform. The foundations for this platform extend to c. 0.80m bgl.

Geology

The British Geological Survey Geology Viewer (<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>) records the bedrock at the Site as Pennine Lower Coal Measures, a sedimentary formation of mudstone, siltstone and sandstone formed between 319 and 318 million years ago during the Carboniferous period.

The superficial deposits of the eastern 2/3 of the Site are recorded as Glaciofluvial Deposits, of Devensian sand and gravel formed between 116 and 11.8 thousand years ago during the Quaternary period. The western 1/3 of the Site is characterised by superficial deposits of Till, Devensian – Diamicton formed between 116 and 11.8 thousand years ago during the Quaternary period.

Soils

The Cranfield Soil and AgriFood Institute (CSAI) Soilscape Viewer (<http://www.landis.org.uk/soilsapes/>) maps the soil cover at the Site as Freely draining slightly acid sandy soils. However, given the previous development and modification of near surface material associated with use of the Site as railway sidings any soils at the Site may not correspond with this classification.

Site Investigation

No known archaeological interventions have taken place on Site but four geotechnical investigations, comprising trial pits, probe-holes and boreholes, have been undertaken by E3P (E3P, 2013a, 2023b, 2023c and 2023d).

A total of 47 mechanically excavated trial pits, 20 window sample boreholes/probe-holes, 10 cable percussive boreholes, 30 rotary pen home boreholes and 14 hand excavated pits was sunk. This clearly generated a vast amount of data on the sub-surface conditions at the Site and is of use for an archaeological assessment.

E3P summarised general sequence of ground conditions as follows:

MADE GROUND to a maximum proven depth of 6.60 m bgl (RO227), comprising black slightly clayey gravelly medium sand / sandy gravel with mudstone, brick, clinker, coal, and ceramic with less frequent inclusions of metal, shale, glass and timber/wood. Obstructions (reinforced concrete slabs and redundant services) were encountered frequently across the Site, together with visual and olfactory evidence of (hydrocarbon) contamination.

Blackish brown pseudo fibrous PEAT was encountered beneath the Made Ground in 26 no. locations, ranging in thickness from 0.20 to 2.60 m thick (CP102), although was predominantly 1.0 m thick or less, and noted to be generally thicker towards the south and west of the Site, and absent in the east (towards the Network Rail Land).

Drift deposits comprised alternating SAND/GRAVEL and sandy CLAY and extending to depths in excess of 60.50 m bgl (RB101). Where encountered, shallowest drift deposits were noted to be predominantly granular i.e. medium dense slightly clayey SAND with occasional gravel, sandy GRAVEL of medium subangular to rounded mudstone and sandstone and/or stiff to very stiff medium to high strength sandy CLAY with occasional gravel of fine to coarse angular to rounded mudstone.

The solid geology was not encountered.

E3P noted that in each location the peat was encountered it was at the base of the Made Ground and it was concluded that it was likely that *relict vegetation/organic material* (likely Maden Moss)

was overfilled to create the sidings plateau.

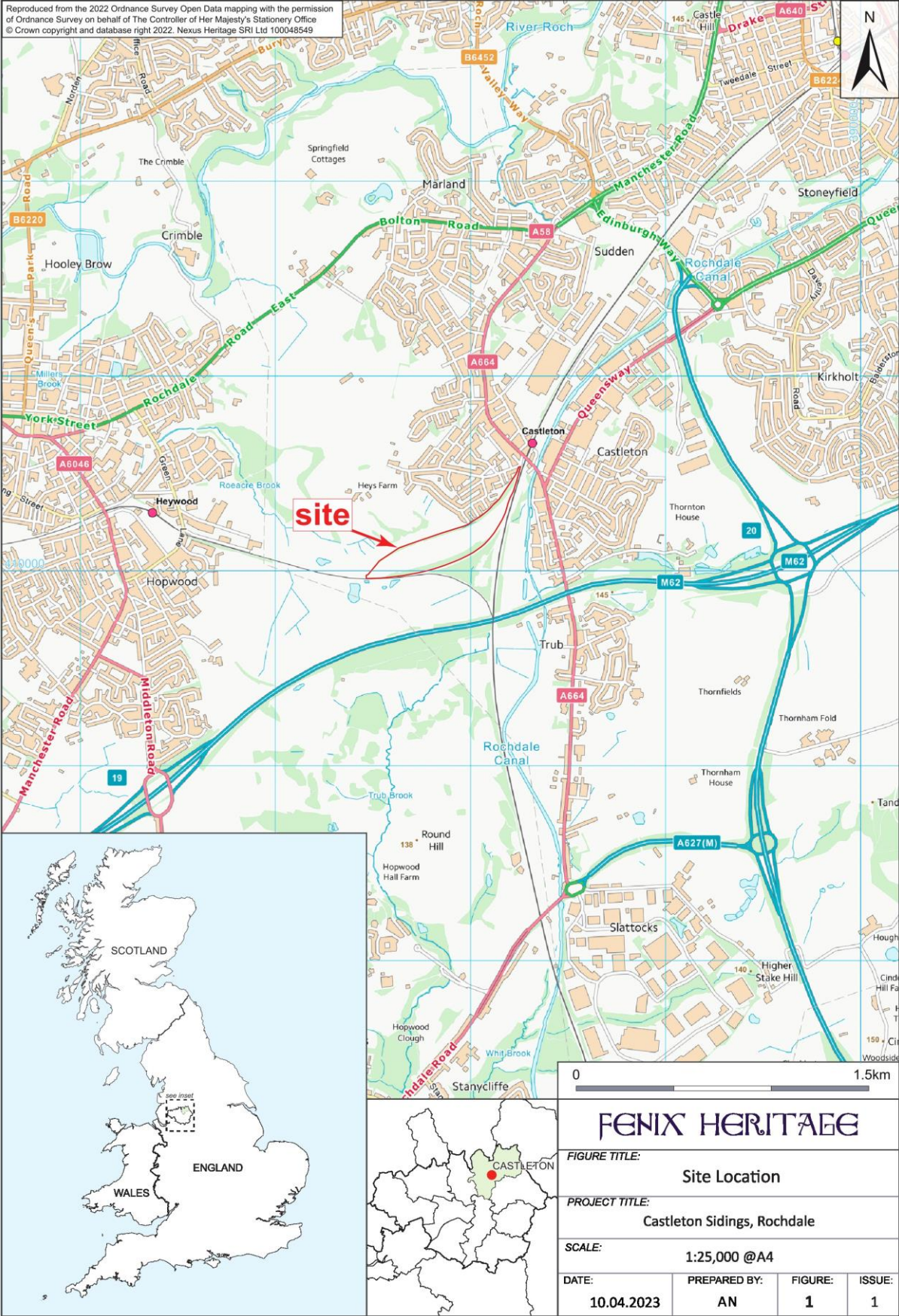


Figure 1: Site Location Plan

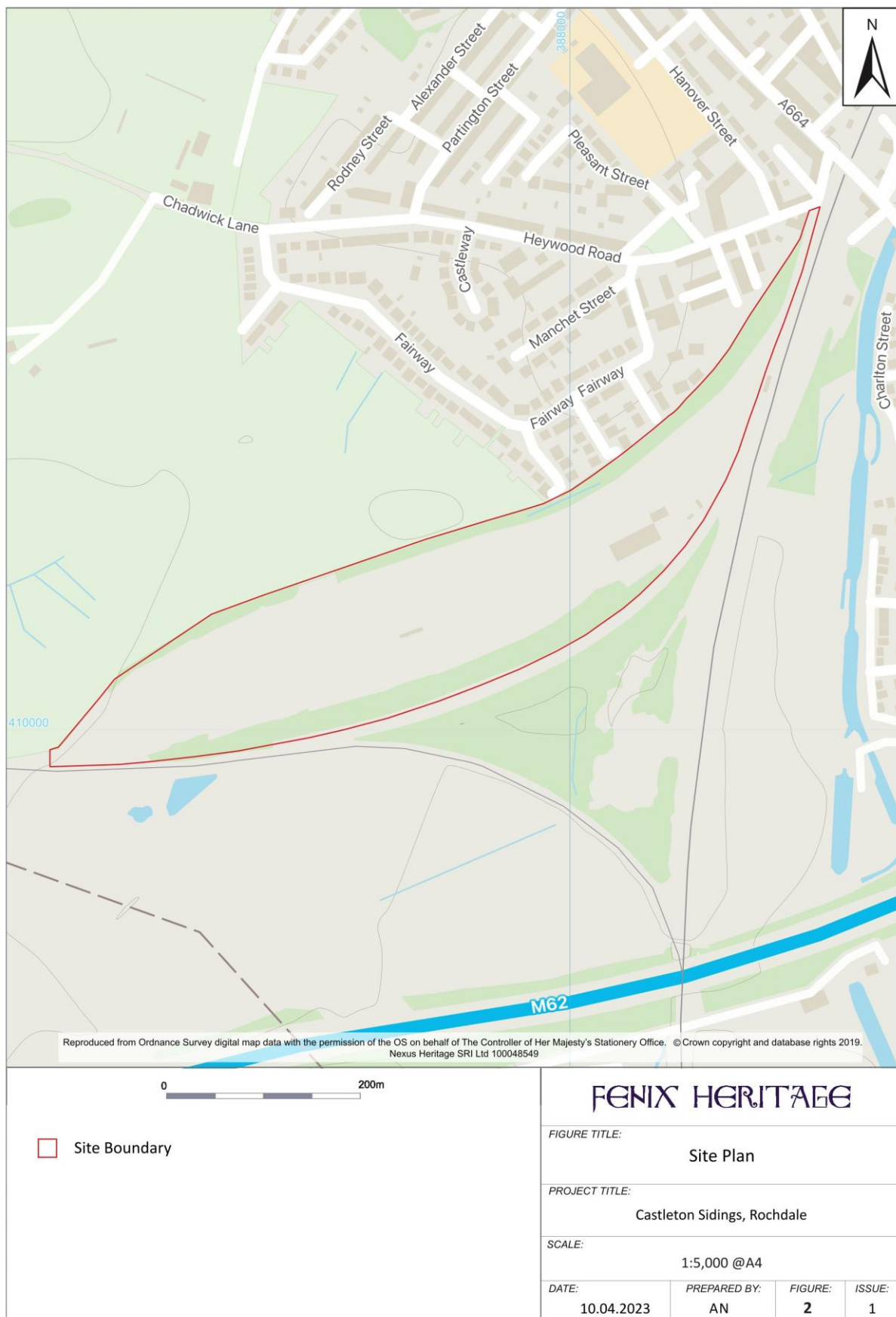


Figure 2: Site Plan

3. LEGISLATIVE AND PLANNING POLICY BACKGROUND

Legislation

At the national level, the principal legislation governing the protection and enhancement of archaeological monuments of national importance is the Ancient Monuments and Archaeological Areas Act 1979. The 1979 Act provides protection to Scheduled Monuments. The consent of the Secretary of State for Culture, Media and Sport is required for works of demolition, destruction to or damage to a Scheduled Monument. There are no Scheduled Monuments within the Site or within 1km of the Site.

With respect to the cultural heritage of the built environment the *Planning (Conservation Areas and Listed Buildings) Act 1990* applies. The Act sets out the legislative framework within which works and development affecting Listed Buildings and Conservation Areas must be considered. This states that:-

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" (s66(1))

"In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." (s72(1)).

There are no Listed Buildings within the Site, but there are four Listed Buildings within 1,000m of the Site – United Reform Church, Heywood Road (Grade II, NHLE ref. 1084281); Rochdale Canal Lock No. 52 and Towpath Bridge (Grade II, NHLE ref. 1038295); Rochdale Canal Lock No. 53 (Grade II, NHLE ref. 1346237); and Church of St. Martin, Manchester Road (Grade II, NHLE ref. 1203230). The settings of these Listed Buildings would be changed by the proposed development and the Council may engage (s66(1)) of the 1990 Act in the light of the potential for the development to conflict with the preservation of the settings.

The Site is not wholly or partly within a Conservation Area and the nearest such Area is the Castleton South Conservation Area which at its closest is c. 15m to the north-north-east of the Site. The settings of this Conservation Area would be changed by the proposed development and the Council may engage (s72(1)) of the 1990 Act.

Other known sites of cultural heritage/archaeological interest can be entered onto county-based Historic Environment Records under the *Town and Country Planning Act 1990*. The Greater Manchester Historic Environment Record contains 12 monuments, places and findspots within the Assessment Area and also includes three standing buildings it considers to be of historic interest. For the purposes of reporting it is considered useful to treat features entered onto the HER as non-designated heritage assets, although this does not admit or confirm that such a status applies.

National Planning Policy

The place of historic environment assets (both non-designated and designated) within the planning system is informed by the *National Planning Policy Framework* (NPPF).

Various principles and policies related to heritage and archaeology are set out in the NPPF which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from NPPF are particularly relevant and are quoted in full:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." Para. 194.

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal." Para. 195.

"In determining planning applications, local planning authorities should take account of:
the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
the desirability of new development making a positive contribution to local character and distinctiveness." Para. 197.

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance." Para. 199.

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.* "Para. 200.

It should be noted that substantial harm is a high test which has been held to be "tantamount to destruction" (Bedford v SOS and Nuon [2013] EWHC 2847 (Admin)).

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use." Para. 201.

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use." Para. 202.

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset." Para. 203.

Rochdale Council identifies a number of Non-Designated Heritage Assets within the Borough and there are 12 within the Assessment Area. These Assets have been chosen by examining them against set criteria in a process developed in line with national policies and guidance. Therefore, these Assets can be acknowledged as formally recognised non-designated heritage assets and treated as such in the planning process.

In considering any planning application for development, the local planning authority must have regard to the national policy framework detailed in NPPF and other material considerations.

Local Planning Policy

With respect to local planning policy the *Rochdale Adopted Core Strategy, 2016*, policy P2 applies:

P2 - Protecting and enhancing character, landscape and heritage

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:

- a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;*
- b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;*
- c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;*
- d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and*
- e. Conserving and enhancing townscape character.*

2. We will protect the borough's heritage by quality

- a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.*

Key heritage assets of the borough include:

- i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;*
 - ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;*
 - iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;*
 - iv. The Edgar Wood and J. H. Sellers cultural heritage;*
 - v. The heritage of the seventeenth and eighteenth century vernacular tradition; and*
 - vi. The engineering heritage, including mills, canals and railways.*
- b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;*

Statutory provision, national policies, local policies and local supplementary planning guidance apply a series of formal and informal tests against which the proposed devolvement can be examined and this examination is below in the conclusions below.

Professional Standards and Guidance

With respect to good practice in archaeology the professional institute for archaeology in the UK (the Chartered Institute for Archaeologists) has developed a range of regulations, standards and guidelines that are binding on all members to ensure that Chartered Institute for Archaeologists members work to high ethical and professional standards. The relevant standard and guidance document for an archaeological assessment is the *Standard and Guidance for Historic Environment Desk-Based Assessment (2020)*.

In addition to these standards and guidance a number of English Heritage and Historic England publications inform the preparation of historic environment assessment documents, *including Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment English Heritage (2008) and Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015).*

4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

The following section is a summary of the heritage evidence found within a 1,000m radius of the Site; this wider area is referred to as the 'Assessment Area'. The evidence has been compiled from the Greater Manchester Historic Environment Record (GMHER), the Lancashire Archives (LA) and the Greater Manchester County Record Office (GMCRO) which provide an indication of the character, distribution and survival of any potential heritage assets within and in the vicinity of the Site and helps define its importance. The locations of the identified assets and archaeological interventions within the Assessment Area are shown in Figures 3 and 4 below and basic details for the archaeological monuments are also detailed in a gazetteer (Appendix A).

In summary, the GMHER records five designated assets within the Assessment Area (four Listed Buildings and one Conservation Area).

United Reform Church, Heywood Road (Grade II, NHLE ref. 1084281);

Rochdale Canal Lock No. 52 and Towpath Bridge (Grade II, NHLE ref. 1038295);

Rochdale Canal Lock No. 53 (Grade II, NHLE ref. 1346237);

Church of St. Martin, Manchester Road (Grade II, NHLE ref. 1203230); and

Castleton South Conservation Area

The GMHER are 16 archaeological monuments, buildings areas and findspots within the Assessment Area, none of which is within the Site.

Winged Lion of St Mark (Lead Object) (GMHER ref 11192.1.0)

Heywood Peats (GMHER ref. 5041.1.0)

Trub Farm (remains of a wall at) (GMHER ref.12475.1.0)

Wham Farm (site of) (GMHER ref. 16498.1.0)

Thrub Hall (Trub Hall) (site of) (GMHER ref. 699.1)

Swing bridge over Rochdale Canal (site of) (GMHER ref. 16500.1.0)

Castleton Moor Mill (site of) (GMHER ref. 17075.1.0)

Smithiford (site of) (GMHER ref. 2492.1.0)

Marland Mill (site of) (GMHER ref. 5284.1.0)

Westbrook or Westbrooke Mill (site of) (GMHER ref. 5286.1.0)

Albion Mill (site of) (GMHER ref. 5287.1.0)

Trub Smithy (settlement) (GMHER ref. (16501.1.0)

Former Office to Marland Mill (GMHER ref. 5284.1.1)

Former Office Block to Castleton Moor Mill (GMHER ref. 17505.1.1)

Castleton Works (Trows Fulling Mill) (GMHER ref. 5292.1.0)

Maden Fold Farm (GMHER ref. 16499.1.0)

The Site can be correlated with one parcel of Historic Landscape Character which can be identified as relict railway sidings. This has no particular historical value.

The Council identifies eight Non-Designated Heritage Assets within the Assessment Area, none of which is within the Site.

The George and Dragon

Unity House, 914-916 Manchester Road

Carnegie Library

Leonard Street Mill

The District Bank, 847-853 Manchester Road

Blue Pits Inn

The Midland Beer Company

818 Manchester Road

Maltings Lane Mill (no longer extant)

Blue Pit Mill

Linden Mill

Castleton Primary School

For the sake of baseline clarity it should be noted that there are no Scheduled Monuments wholly or partly within in the Site or in the Assessment Area; no World Heritage Sites wholly or partly within in the Site or in the Assessment Area; no Registered Parks/Gardens wholly or partly within in the Site or in the Assessment Area; and no Registered Battlefields wholly or partly within in the Site or the Assessment Area.

The background below includes a statement on the assessment of the potential for archaeological remains to be present on the Site. These assessments are based on information on archaeological assets in the vicinity, the characteristics of current and historic land-use, and available information on the condition and nature of sub-surface deposits. The assessments also take into account any pre-existing disturbance to the surface and near surface deposits at the Site which are likely to have compromised the survival of archaeological remains. The potential is graded from negligible, to low, moderate and high. A negligible potential indicates that archaeological remains are very unlikely to be present; low potential reflects a depressed likelihood for the preservation of archaeological remains; moderate represents an average potential; and high would reflect a demonstrable potential for the survival of archaeological remains.

Previous Archaeological/Heritage Investigations

Several previous archaeological/heritage interventions have taken place within the Assessment Area, but none within the Site. However, there have been two previous desk-based reports related to heritage/archaeology issues prepared for the Site.

Centre for Applied Archaeology, University of Salford, 2020, *Historic Environment Assessment Places for Everyone Land Allocations, Rochdale JPA20 Castleton Sidings*. Unpublished document ref. 2020/88

and

Nexus Heritage, 2023, *Land at Castleton Sidings, Rochdale – Built Heritage Appraisal*. Unpublished document ref. 3593.R01a

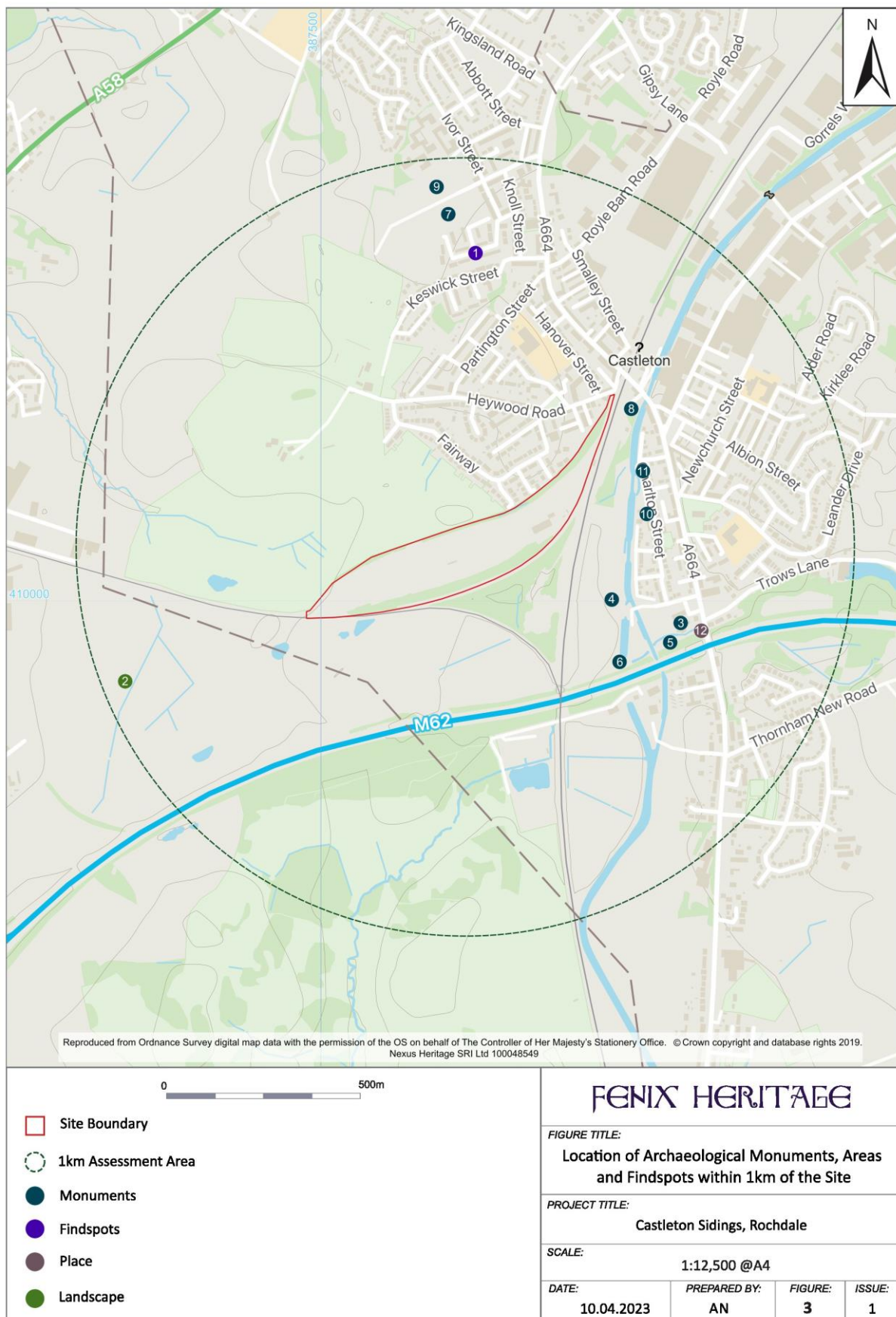


Figure 3: Location of Archaeological Monuments, Areas and Findspots within 1km of the Site

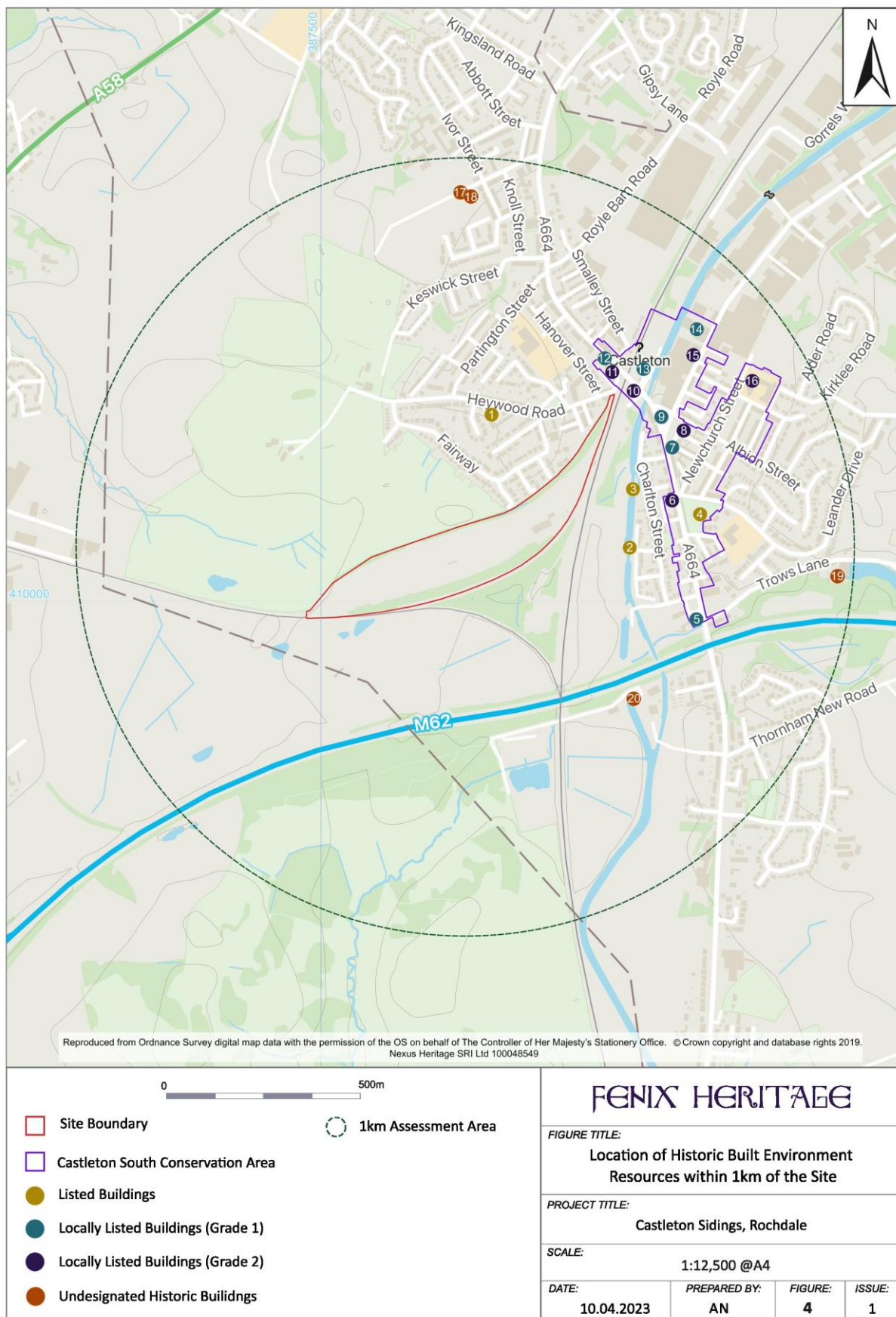


Figure 4: Location of Historic Built Environment Resources within 1km of the Site

Prehistoric Period: Palaeolithic (500,000 - 12,000 BCE), Mesolithic (12,000 – 4,000 BCE) and Neolithic (4,000 – 1,800 BCE), Bronze Age (1,800 - 600 BCE), Iron Age (600 - 43 CE)

There are no recorded Prehistoric Period archaeological sites or finds within the Site or the Assessment Area. However, the HER does record a valley moss lying either side of Roeacre Brook, east of Heywood as the Heywood Peats (GMHER ref. 5041.1.0, Gaz. 2, Fig. 3) and dates these to the period 50,000 BCE - 43 CE.

Evidence for Mesolithic communities in the Borough is known from scatters of worked flints and associated waste flakes and cores found in upland, rural areas within the northern and western portions of the Rochdale. These scatters form part of a grouping of Mesolithic sites in the central Pennine area and are often located on hilltops or in locations where there would have been shelter. Evidence for Mesolithic activity is very rare at lower elevations in the Borough.

Neolithic and Bronze Age archaeological remains are almost equally as uncommon within the Rochdale area and research indicates that populations active during these periods favoured better drained soils overlooking watercourses and wetlands. Indeed, polished stone axes and Bronze Age axe-hammers and metal work have been recovered along the course of the river Roch and its tributaries. Iron Age evidence on Rochdale is restricted to a single artefact, a torque, ironically fashioned from bronze and recovered in Calderbrook in 1832. As will be seen during the examination of the cartographic evidence below, the Site was identified as Maden Moss during the mid-19th century and there is a potential for physical evidence of prehistoric activity on the fringes of the mosses. Conclusive evidence of peat at the Site (E3P 2023a, 2023b, 2023c and 2023d) is confirmation of the relict Maden Moss surviving as a sub-surface deposit at the Site To the west of the moss the watercourse Roeacre Brook rose. This watercourse flows west towards the River Roch. The Site is partially on superficial deposits of sand and gravel deposited during the period of glacial retreat at the end of the last ice age which provided broadly free-draining conditions which facilitated activity and occupation for later prehistoric communities.

Given the baseline extent of recorded archaeological remains dating to the Prehistoric Period there is a negligible potential for the presence of archaeological remains dating to this Period to be present on the Site. However, the landscape conditions assumed for the later Prehistoric Period suggests a notional potential that communities may have been present in the locale and may have left traces in the archaeological record

Romano-British Period (43- 410 CE).

The Romano-British period is very well represented in the archaeological record of north-west England and many industrial and military sites, linked by a road network, have been intensively investigated.

There are no records of any Romano-British Period features within the Site or the Assessment Area. The Site appears to be between two road routes – that from Manchester to Castleshaw (Margary 712) and the supposed Roman road over Blackstone Edge – which is now almost universally accepted to be a medieval packhorse route <https://www.romanroads.org/gazetteer/M720a.htm>. The Site is therefore, some distance from the major Roman Road network

The potential for archaeological remains of the Roman-British period being present on Site, is negligible.

Early Medieval Period (410 - 1066 CE)

There are no confirmed archaeological remains from the Saxon/early medieval period recorded in the Site or in the wider Assessment Area. However, on the basis of place-name evidence the village and township of Castleton would appear to have origins in the early-medieval period. Castleton can be rendered as 'castle farm/settlement', comprised from the Old English elements *castel* - a defensive building; a village and *tūn* - an enclosure; a farmstead; a village; an estate (<http://kepn.nottingham.ac.uk/map/county/Lancashire>). The area would appear to take its name from a castle, but *nothing is known of the history of the castle*, other than it was *formerly situated on the south bank of the Roch, a little distance west of the church* (<https://www.british-history.ac.uk/vch/lancs/vol5/pp201-206>). This location is c. 3km to the north of the Site.

The early-medieval period can be poorly represented, especially through artefactual evidence, and the absence of any known archaeological remains for the period in the Site should not necessarily be taken as an indication of a lack of activity during this period. The place-name evidence nevertheless suggests the presence of a community or communities in the area during the period. The historic and archaeological evidence for the Assessment Area for this period suggests, however, that the archaeological potential for the Site for the Saxon/Early Medieval Period is negligible.

Medieval Period (1066 - 1485 CE)

There are no medieval find spots/sites recorded within the Site or the Assessment Area.

The nearest settlement centre to the Site mentioned in the Domesday Book is Rochdale (*Recedham*). This was an 11th century settlement in the Hundred of Salford and the county of Cheshire. The descent of the Manor of Castleton has been detailed elsewhere (Fishwick 1889, 65-68) and that volume also notes that the village of Blue Pits, the settlement focus closest to the Site, was not established until the early part of the 19th century.

The historic and archaeological evidence for the Assessment Area for this period suggests that the archaeological potential for the Site for the Medieval Period is negligible-low.

Post Medieval Period (1486 CE– Present)

The known archaeological and heritage assets within Assessment Area are overwhelmingly characterised by features of the later post-medieval period (Industrial Period) and include the archaeological sites of farmsteads, houses, mills, roads, a bridge, settlements and the find of a portable, Venetian religious icon. The historic built environment within the Assessment Area includes standing buildings in the form of places of worship, canal locks and bridges, public houses, residences, mills, a library, offices and a farmhouse. There are, however, no known post medieval archaeological remains or standing structures recorded on the Site by Historic England, the GMHER or the Council.

Castleton itself developed significantly during the mid-late 19th century, after the area was linked to the wider, expanding railway network in 1841. This area at the southern end of the township was known as Blue Pits and rapidly expanded, with industry developing along the canal and railway,

with houses and shops to cater for the increasing population occupying land either side of Manchester Road.

The history of the Site in the post medieval period is characterised by agricultural use and mossland up until the second half of the 19th century when it was given over to sidings and industrial production.

One of the first available cartographic sources for the area is Yate's Map of the County Palatine of Lancaster, 1786 (Fig. 5). This relatively small-scale map shows few landscape features other than population centres, major roads and watercourses. The nearest named settlement to the Site is Trub Smithy, on the main route from Rochdale to Middleton. The map does not permit any discrimination of the Site's disposition towards the end of the 18th century.

The Ordnance Survey (OS) Map, Lancashire, Sheet CXXXVIII, 6 inches to 1 mile, Surveyed 1844-1847, Published 1851 (Fig. 6) shows the site in considerable detail. The Site is bisected by the approximate north-south traverse of the township boundary between Heap (Heywood) and Castleton. To the north-east of this boundary the Site is given over to agricultural fields. Right at the north-eastern tip of the Site the forecourt for the Blue Pits and Heywood Station occupies some space. The station building appears to be just outside the Site boundary. To the south-west of the township boundary is an expanse of Maden Moss, which does appear to have field boundaries within it. The northern side of the Moss is defined by a trackway which link the building complex of Spin Threads (beyond the Site to the west) via Manchet Hall and Buckley Barn to the main thoroughfare of Manchester Road. The annotation 'Brick Kiln Pits' stretches across the Site boundary from the north and it is possible that clay extraction and possibly local ad hoc 'burnt' brick production took place near to or on the Site.

The OS Map, Lancashire, Sheet LXXXVIII.12, 25 inches to the mile, Surveyed c. 1890, Published c. 1893 (Fig. 7) shows considerable changes to the Site. The detail in the OS cartography includes annotation identifying 'Old Clay Pit' at the location of the brick kiln pits depicted on the OS map from 1851, confirming that clay extraction had indeed taken place at the Site. Of greater implication for the landscape history of the Site a series of railway sidings has been established along the southern boundary of the Site and culminating in a substantial complex of track alignments in the south-western part of the Site. Railway sidings comprise low-speed track sections distinct from the running line but connected to it. Sidings are commonly used for marshalling and storing rolling stock and loading and unloading freight. These sidings appear to function as integral access to the Lancashire and Yorkshire Railway Engineering Stores and an associated saw mill. Specific components of this railway yard are also named such as 'Travelling Crane' and 'Capstan'. There appear to be none buildings in total within the yard, including a structure with a circular footprint – probably a gasometer. Some of the field boundaries shown on the 1851 OS map appear to have survived as extant features in the eastern half of the Site. In addition, the trackway which linked the building complex of Spin Threads (beyond the Site to the west) via Manchet Hall and Buckley Barn to the main thoroughfare of Manchester Road still extends to the Engineering Stores and has been re-routed around it to maintain the access to Spin Threads.

The OS Map, Lancashire, Sheet LXXXVIII.12, 25 inch to the mile, Surveyed 1907, Published 1910 (Fig. 8) shows few changes to the Site, but further sidings track has been added and an earthwork bank appears to indicate a level change across the northern part of the Site. The structure with a circular

footprint has been formally identified as a 'Gasometer' and a 'Chimney' is identified as the Saw Mill.

The OS Map, Lancashire, Sheet LXXXVIII.12, 25 inch to the mile, Surveyed 1927, Published 1929 (Fig. 9) identifies the gasometer as 'Reservoir' and some 'Tanks' have appeared at the centre of the Site.

The OS Map, Lancashire, Sheet XCVI.7, 25 inch to the mile, Surveyed 1937, Published 1938 (Fig. 10) shows little change at the Site but there are some additional tracks and the earthwork bank appears to have been re-established further to the north.

The OS Map, 1:2,500, 1965-1968 (Fig. 11) only depicts the engineering stores (but they are not named as such) and all the other structures which once occupied the Site have been removed. The Site is now almost entirely occupied by sidings tracks and two new, small structures have appeared between tracks.

The OS Map, 1:10,000, 1984 (Fig. 12) shows some track line reduction and re-organisation and a 'Welding Shop', 'Travelling Crane' and new structure. The former Engineering Stores building has been demolished.

By 2020 the travelling crane and all other structures had been removed and the track coverage had also been reduced, suggesting that the sidings had been de-commissioned. By 2021 the sidings were definitely disused as they were overgrown with grass, weeds, shrubs and tree-saplings.

On the basis of the cartographic evidence there is substantial indication that archaeological remains of

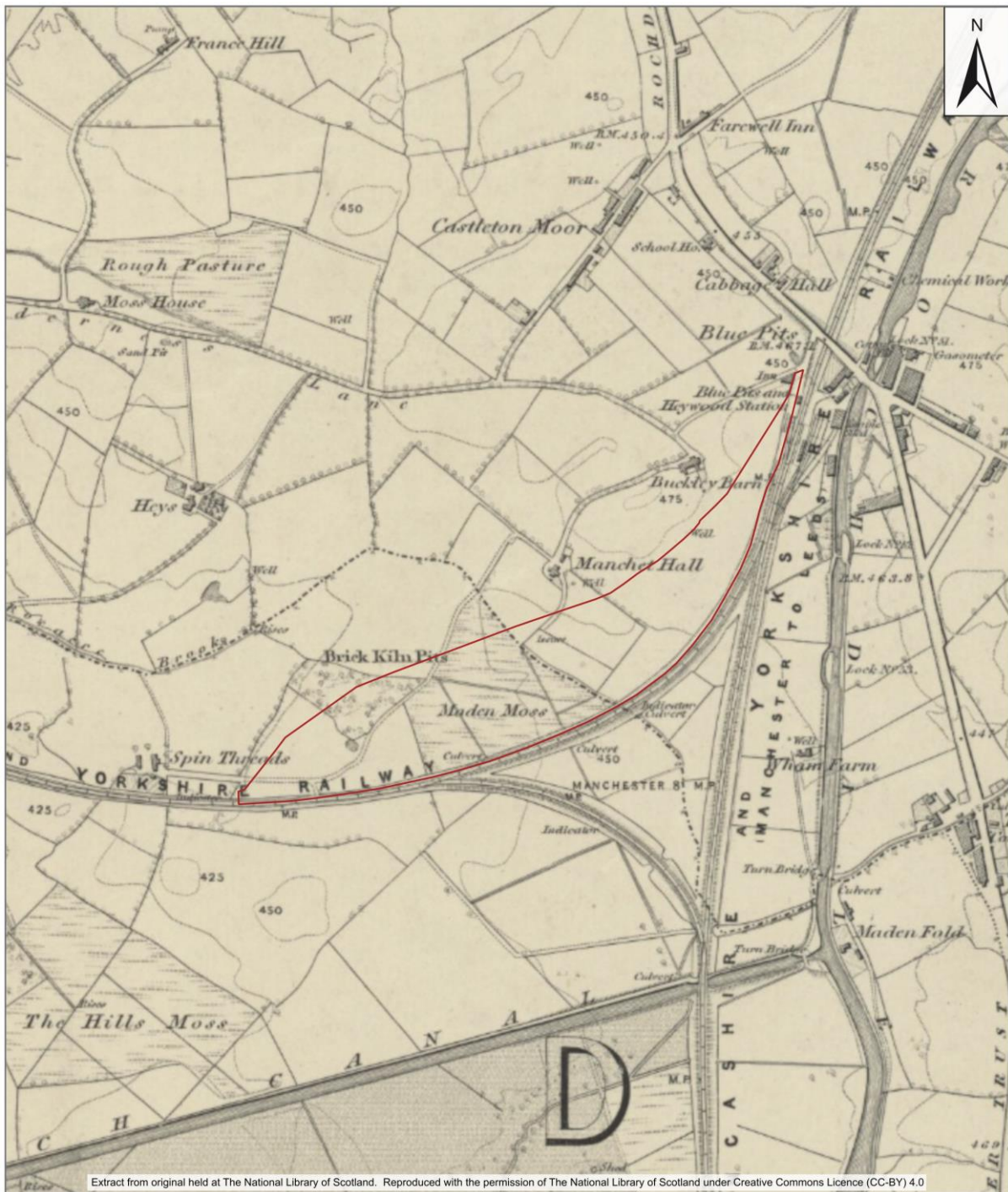
- Maden Moss
- a site of 19th century clay extraction
- the sidings, engineering stores, saw mill and gasometer at the Castleton North Junction.

may be present at the Site.



Approximate Site Location				FENIX HERITAGE			
				FIGURE TITLE: Yate's Map of the County Palatine of Lancaster, 1786			
				PROJECT TITLE: Castleton Sidings, Rochdale			
				SCALE: original scale: unknown			
DATE: 13.04.2023		PREPARED BY: AN		FIGURE: 5		ISSUE: 1	

Fig 5: Yate's Map of the County Palatine of Lancaster, 1786



Approximate Site Location	FENIX HERITAGE FIGURE TITLE: Ordnance Survey Map, Lancashire, sheet CXXXVIII surveyed 1844-1847, published 1851 PROJECT TITLE: Castleton Sidings, Rochdale SCALE: original scale: 1:10,560 DATE: 13.04.2023 PREPARED BY: AN FIGURE: 6 ISSUE: 1			
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Fig 6: Ordnance Survey Map, Lancashire, Sheet CXXXVIII, 6 inches to 1 mile, Surveyed 1844-1847, Published 1851

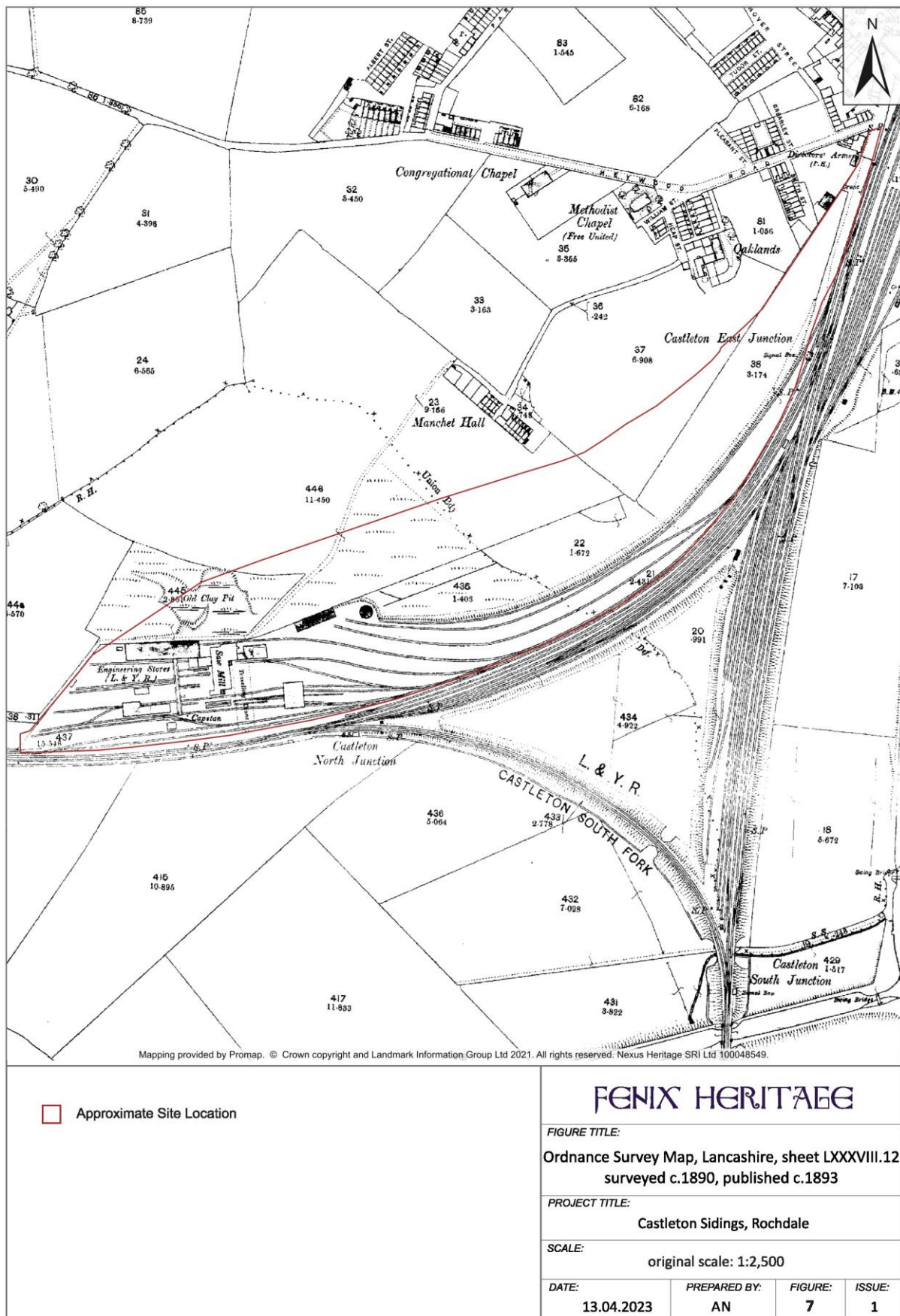
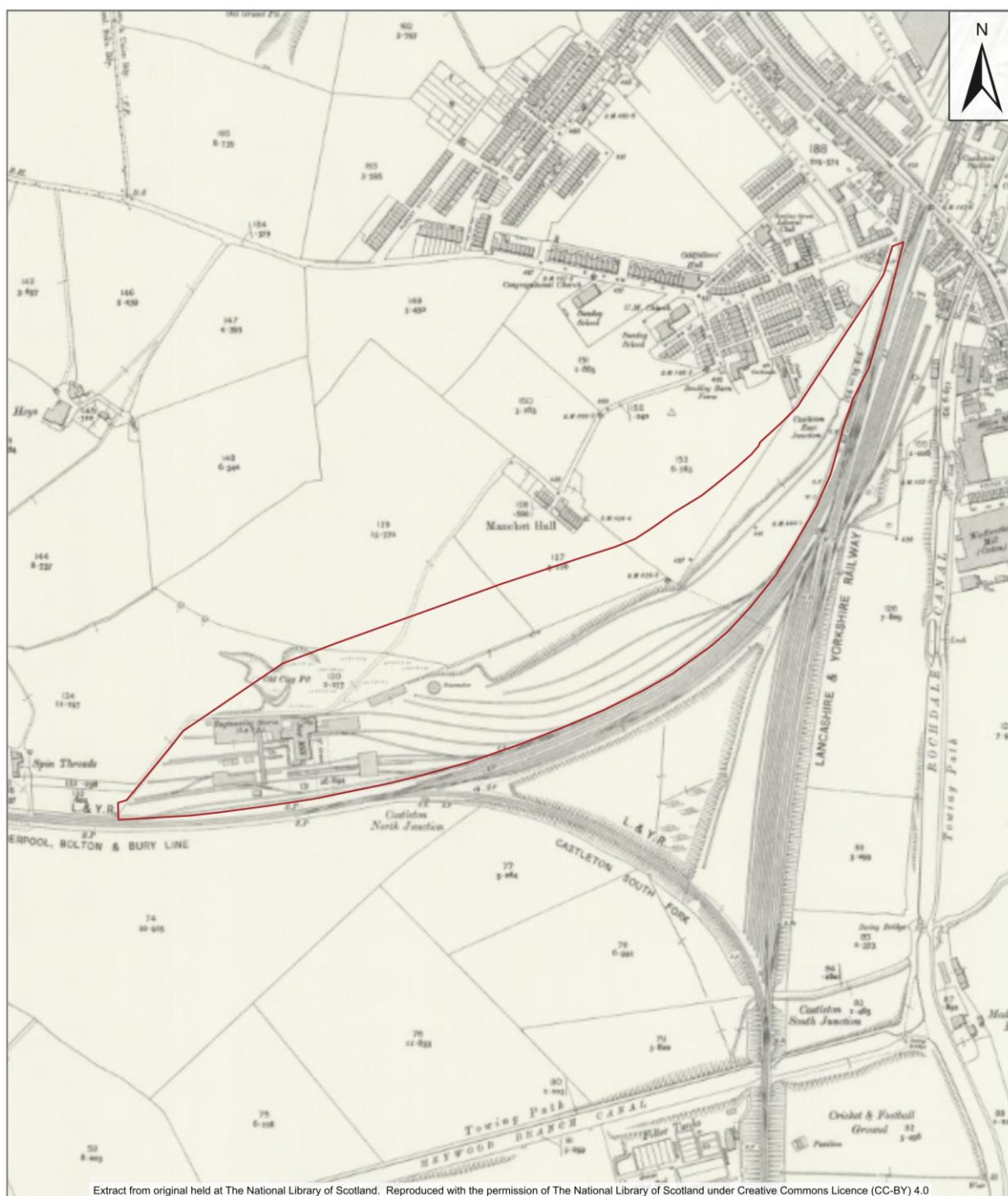


Fig 7: Ordnance Survey Map, Lancashire, Sheet LXXXVIII.12, 25 inches to the mile, Surveyed c. 1890, Published c. 1893



Approximate Site Location

FENIX HERITAGE

FIGURE TITLE:
Ordnance Survey Map, Lancashire, sheet LXXXVIII.12 surveyed 1907, published 1910

PROJECT TITLE:
Castleton Sidings, Rochdale

SCALE:
original scale: 1:2,500

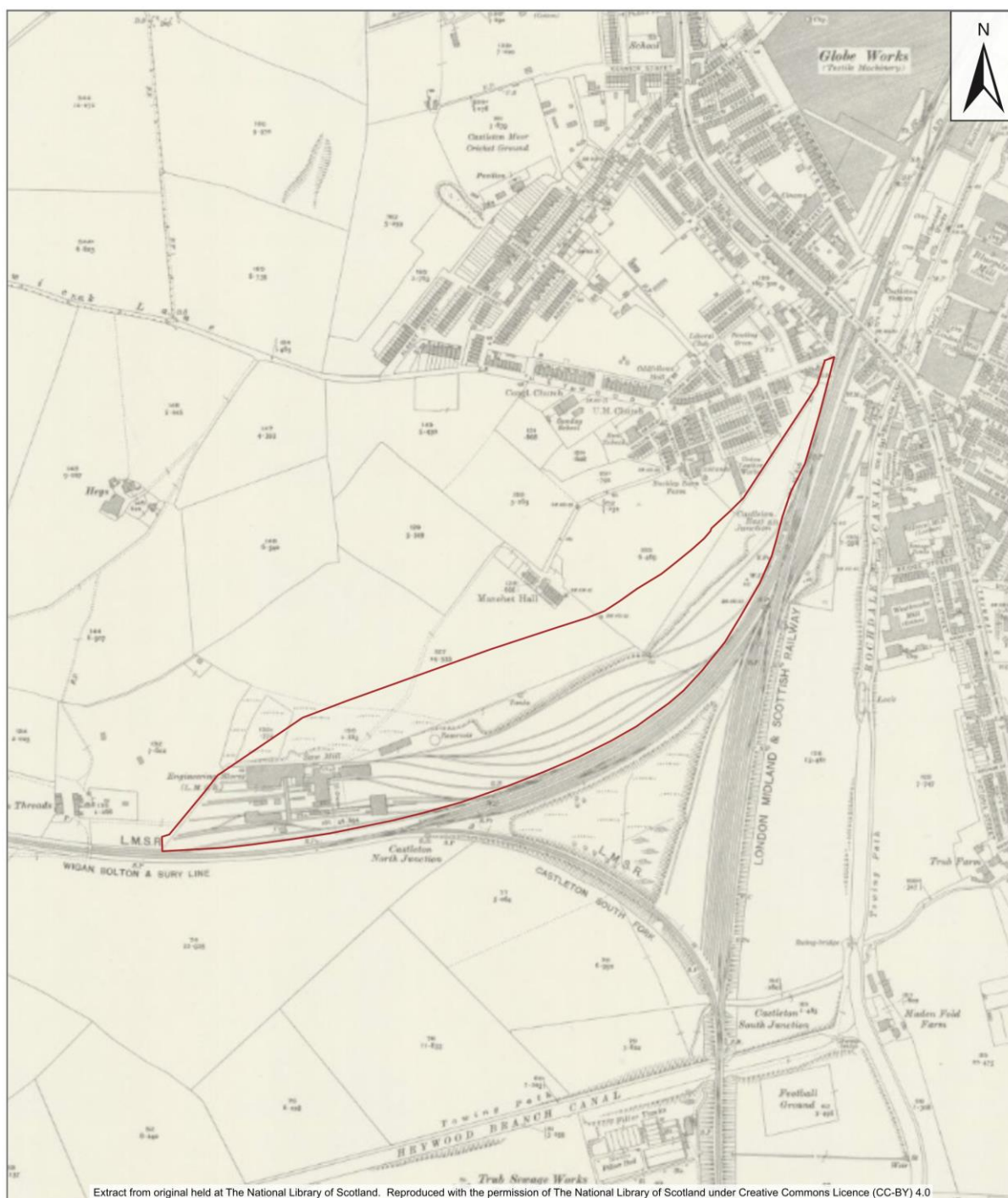
DATE:
13.04.2023

PREPARED BY:
AN

FIGURE:
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ISSUE:
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Fig 8: Ordnance Survey Map, Lancashire, Sheet LXXXVIII.12, 25 inch to the mile, Surveyed 1907, Published 1910



Approximate Site Location

FENIX HERITAGE

FIGURE TITLE:
Ordnance Survey Map, Lancashire, sheet LXXXVIII.12
surveyed 1927, published 1929

PROJECT TITLE:
Castleton Sidings, Rochdale

SCALE:
original scale: 1:2,500

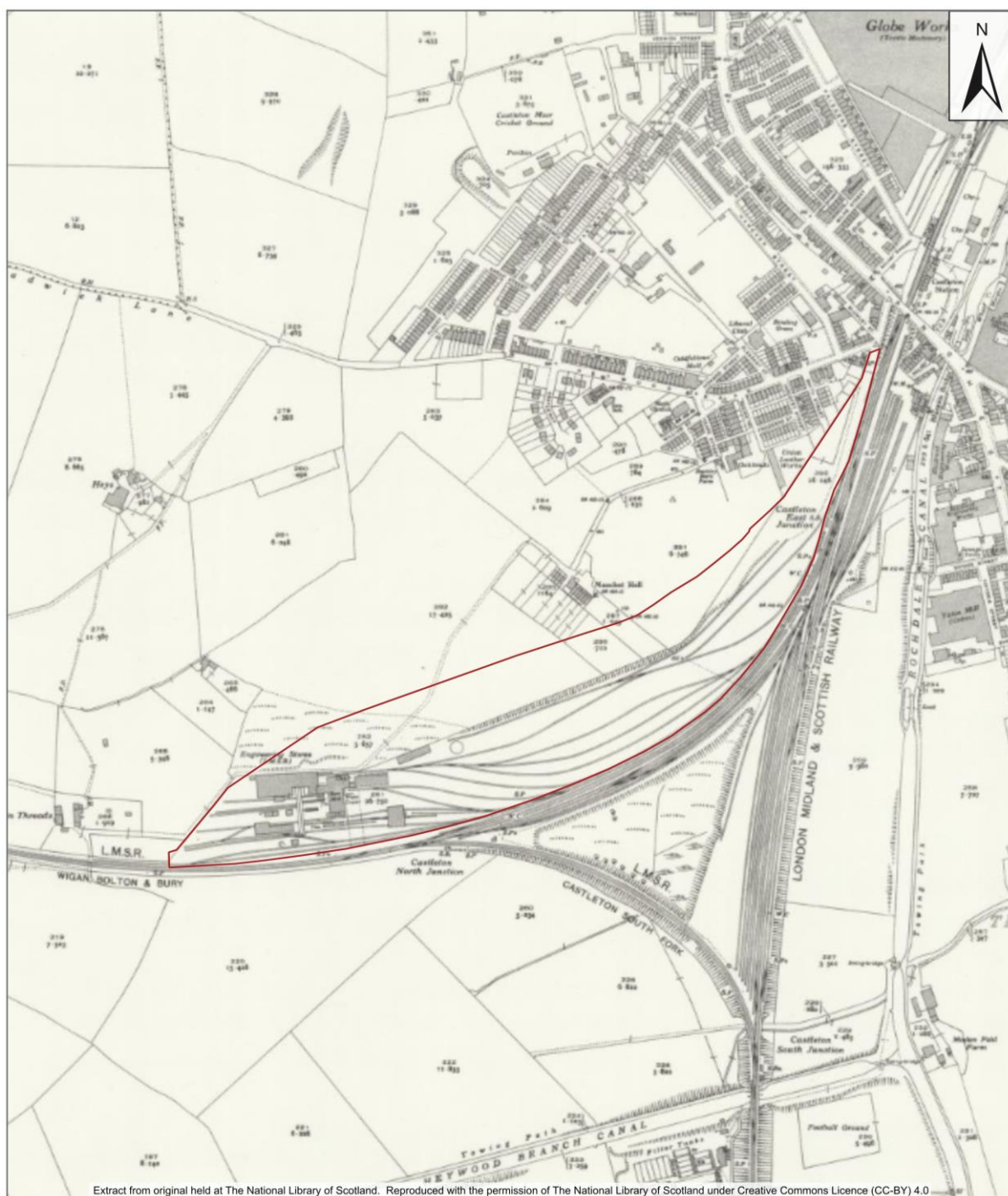
DATE:
13.04.2023

PREPARED BY:
AN

FIGURE:
9

ISSUE:
1

Fig 9: Ordnance Survey Map, Lancashire, Sheet LXXXVIII.12, 25 inch to the mile, Surveyed 1927, Published 1929



Approximate Site Location

FENIX HERITAGE

FIGURE TITLE:
Ordnance Survey Map, Lancashire, sheet XCVI.7
surveyed 1937, published 1938

PROJECT TITLE:
Castleton Sidings, Rochdale

SCALE:
original scale: 1:2,500

DATE:
13.04.2023

PREPARED BY:
AN

FIGURE:
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ISSUE:
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Fig 10: Ordnance Survey Map, Lancashire, Sheet XCVI.7, 25 inch to the mile, Surveyed 1937, Published 1938

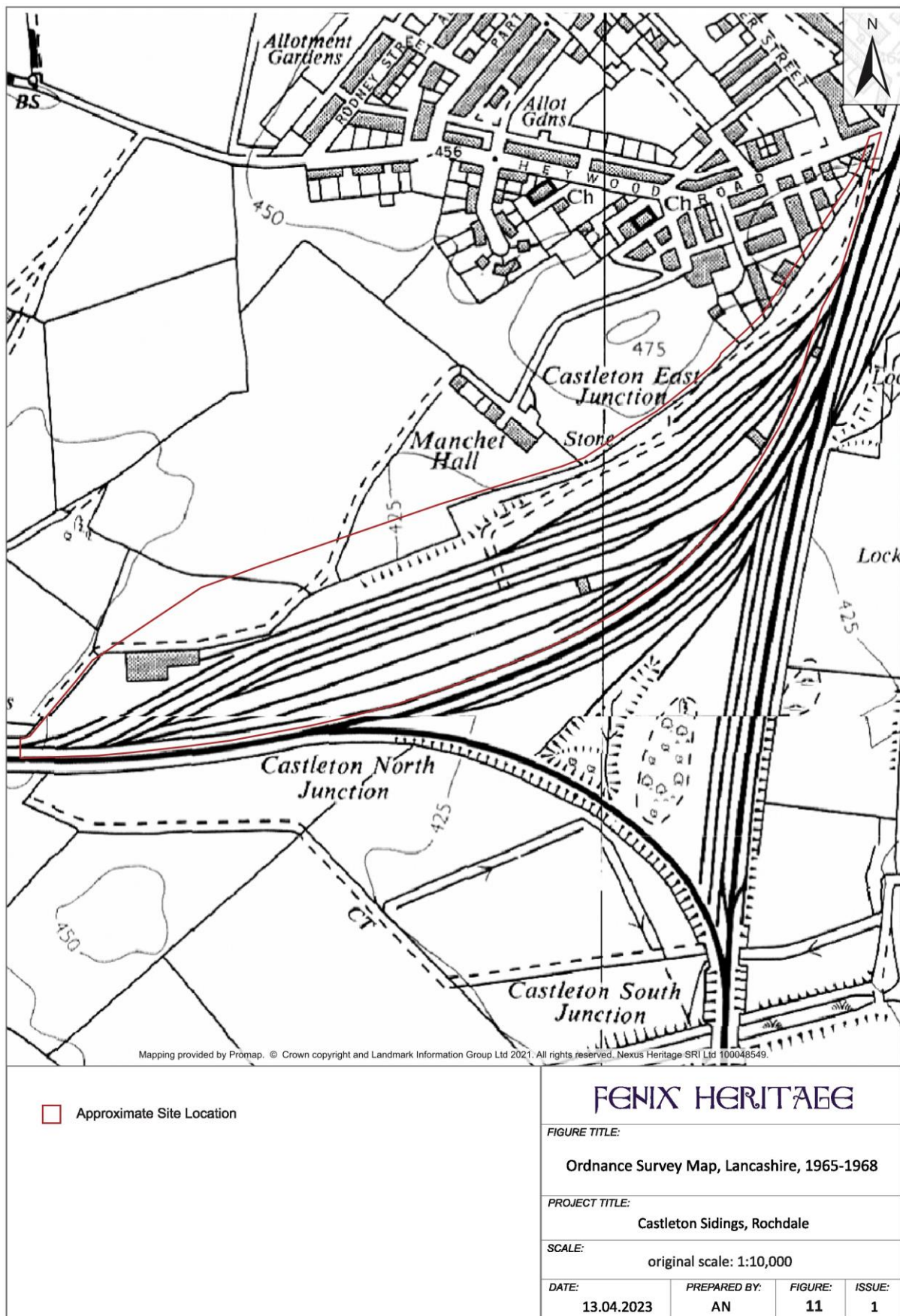


Fig 11: Ordnance Survey Map, 1:2,500, 1968-1968

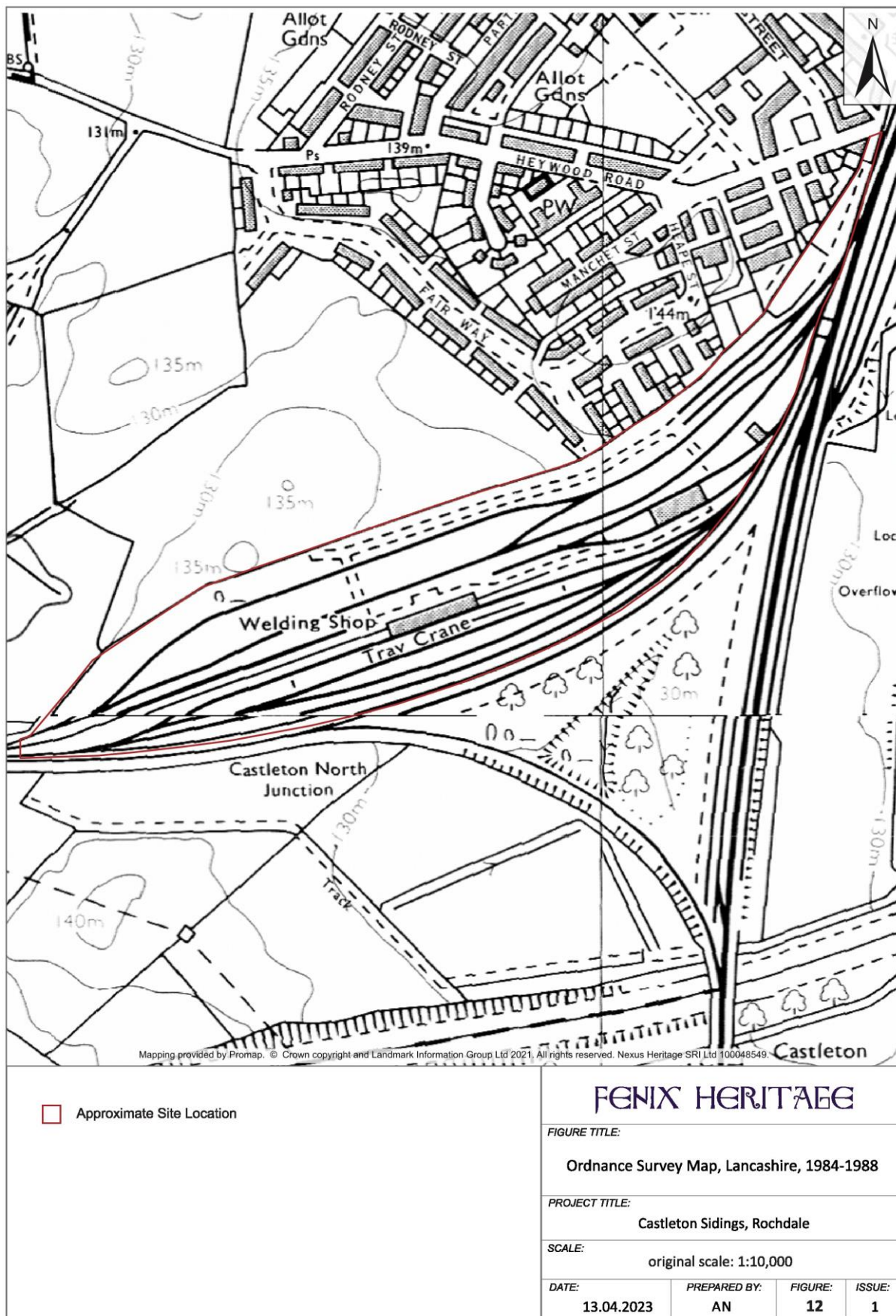


Fig 12: Ordnance Survey Map, 1:10,000, 1984

5. AERIAL PHOTOGRAPHS

There are a number of photographs of the Site on the Britain from Above website <https://www.britainfromabove.org.uk/>. These show the Site only partially and are not worth reproducing.

Kellen Homes has provided an undated colour, oblique aerial photograph (Fig. 13) which shows the vast majority of the Site. The photograph clearly post-dates the disuse of the sidings and their partial clearance.

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FENIX HERITAGE

FIGURE TITLE:	Aerial Photograph, undated		
PROJECT TITLE:	Castleton Sidings, Rochdale		
SCALE:	original scale: unknown		
DATE:	13.04.2023	PREPARED BY: AN	FIGURE: 13
			ISSUE: 1

Extract from original provided by the client. Copyright attribution unknown

Fig. 13: Undated Aerial Photograph of Castleton Sidings

6. SITE CONDITIONS

A Site visit and walk-over survey were undertaken on the 4th April 2023 in bright weather conditions with good visibility.

The locations from which the photographs were taken and directions of view are shown in Figures 14 and 15.

Photographs of the Site are shown at Plates 1-18. Plates 19-62 provide a useful visual indication of the Site environs and the scope for the proposed development to visually influence a variety of location within and outside the Castleton South Conservation Area and the Listed Buildings and non-Designated Heritage Assets within and outside its boundaries. The plates also provide an expedient kinetic track along Manchester Road – the anchor communication route of the Conservation Areas 'Retail Zone'



Fig. 14: Photographic Index Plan (Site)



Plate 1: Sightline to the east across the Site showing relict route-ways. The tower and spire of St. Martin's Church (Grade II, NHLE ref. 1203230) is prominent in the sightline



Plate 2: Sightline to the east across the Site. The tower and spire of St. Martin's Church (Grade II, NHLE ref. 1203230) is prominent in the sightline



Plate 3: Sightline to the east across the Site along its northern margins.



Plate 4: Sightline to the east across the Site showing relict hardstanding area. The tower and spire of St. Martin's Church (Grade II, NHLE ref. 1203230) is prominent in the sightline



Plate 5: Sightline to the west across the Site showing relict hardstanding area.



Plate 6: Sightline to the east across the Site from the centre. The tower and spire of St. Martin's Church (Grade II, NHLE ref. 1203230) is prominent in the sightline



Plate 7: Sightline to the west across the Site highlighting surviving rails and sleepers.



Plate 8: Sightline to the east across the Site. The tower and spire of St. Martin's Church (Grade II, NHLE ref. 1203230) is prominent in the sightline



Plate 9: Sightline to the east across the Site along a track-bed towards the southern boundary.



Plate 10: Sightline to the east across the Site showing outcropping relict foundations



Plate 11: Sightline to the west across the Site'



Plate 12: Sightline to the north-east across the Site



Plate 13: Sightline to the east across the Site showing degraded hardstanding.



Plate 14: Sightline to the north-west across the Site showing concrete structure (platform)



Plate 15: Sightline to the north across the Site showing corner of concrete structure (platform)



Plate 16: Sightline to the north east across the Site. Concrete structure (platform) visible to left.



Plate 17: Sightline to the south-west across the Site showing concrete structure (platform).



Plate 18: Sightline to the north-west across the Site highlighting the hardstanding compound.

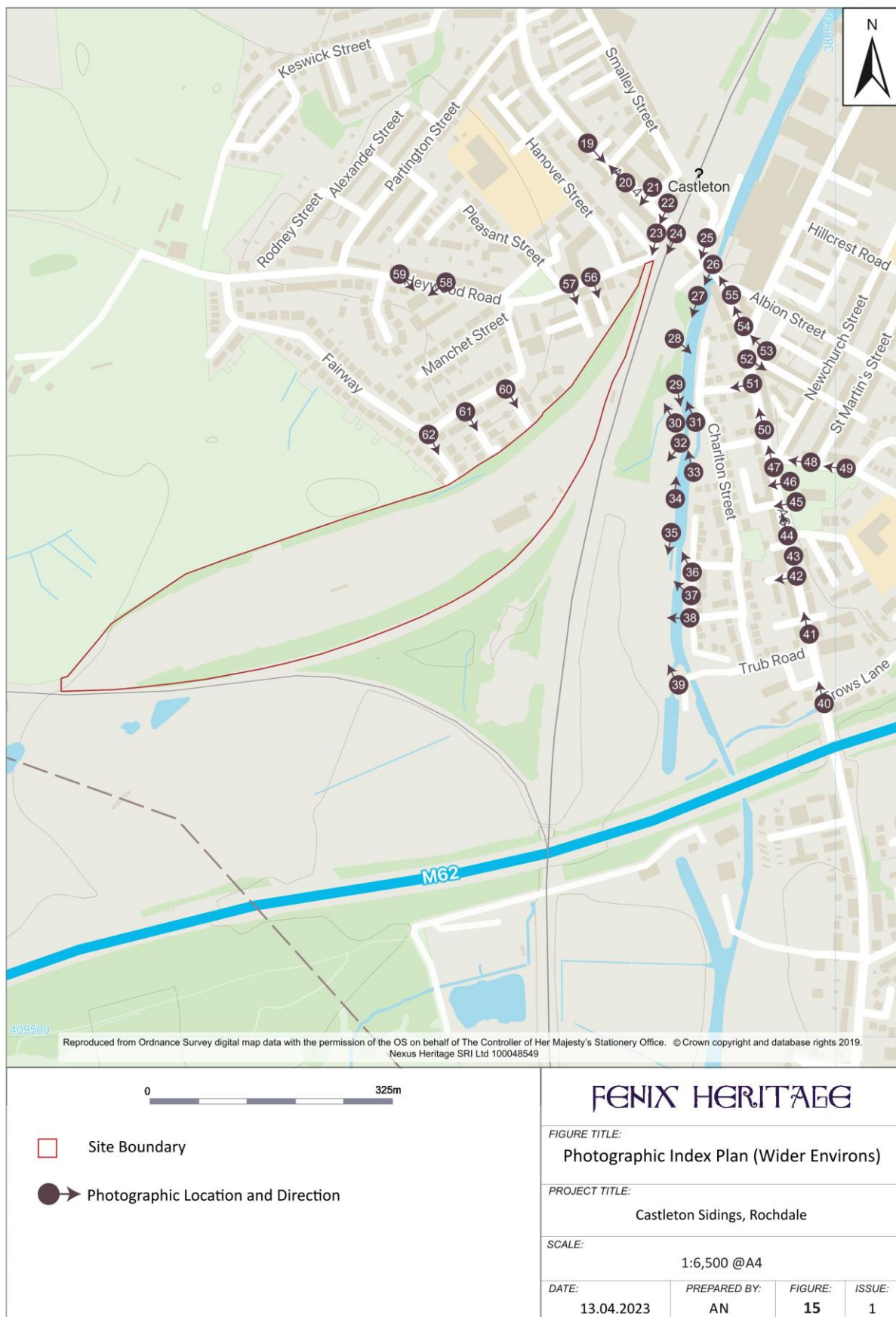


Fig. 15: Photographic Index Plan (Wider Environs)



Plate 19: Sightline to the south-east along Manchester Road at the boundary of the Castleton South Conservation Area. This is a 'Key View' within the Conservation Area. The proposed development would have no visual influence on this sightline



Plate 20: Sightline to the north-west along A664 Manchester Road at the boundary of the Castleton South Conservation Area. The proposed development would have no visual influence on this sightline



Plate 21: Sightline to the northeast from Manchester Road towards the Midland Beer Company (Non-Designated Heritage Asset) and 818 Manchester Road (the white painted structure two doors down on the right – Non-Designated Heritage Asset). The proposed development would have no visual influence on this sightline.



Plate 22: Sightline to the south along Heywood Road towards the Site entrance



Plate 23: Sightline to the south along Heywood Road towards the Site entrance



Plate 24: Sightline to the south along the railway track from the A664 Manchester Road bridge



Plate 25: Sightline to the south from Manchester Road towards the Blue Pits Inn (Non-Designated Heritage Asset) The proposed development would have no visual influence on this sightline.



Plate 26: Sightline to the south along the Rochdale Canal from the A664 Manchester Road bridge. This is a 'Key View' within the Conservation Area. The proposed development would have no visual influence on this sightline



Plate 27: Sightline to the south along the Rochdale Canal from the towpath



Plate 28: Sightline to the south-east from the Rochdale Canal towpath. The Church of St Martin (Grade II, NHLE ref. 1203230) is prominent in the sightline.



Plate 29: Sightline to the south towards the Rochdale Canal Lock No. 52 and Towpath Bridge (Listed Building Grade II, NHLE ref. 1038295)



Plate 30: Sightline to the north-west from the Rochdale Canal Lock No. 52 and Towpath Bridge (Listed Building Grade II, NHLE ref. 1038295)



Plate 31: Sightline to the north from the Rochdale Canal Lock No. 52 and Towpath Bridge (Listed Building Grade II, NHLE ref. 1038295)



Plate 32: Sightline to the south-west from the Rochdale Canal Lock No. 52 and Towpath Bridge (Listed Building Grade II, NHLE ref. 1038295)



Plate 33: Sightline to the north-west towards the Rochdale Canal Lock No. 52 and Towpath Bridge (Listed Building Grade II, NHLE ref. 1038295)



Plate 34: Sightline to the north towards the Rochdale Canal Lock No. 52 and Towpath Bridge (Listed Building Grade II, NHLE ref. 1038295)



Plate 35: Sightline to the south towards Rochdale Canal Lock No. 53 (Grade II, NHLE ref. 1346237)



Plate 36: Sightline to the north from Rochdale Canal Lock No. 53 (Grade II, NHLE ref. 1346237)



Plate 37: Sightline to the north-west from Rochdale Canal Lock No. 53 (Grade II, NHLE ref. 1346237)



Plate 38: Sightline to the west, towards the Site from Rochdale Canal Lock No. 53 (Grade II, NHLE ref. 1346237)



Plate 39: Sightline to the north-west, towards the Site, from bridge over the Rochdale Canal



Plate 40: Sightline to the north along A664 Manchester Road from its intersection with Trub Road at the southern boundary of the Castleton South Conservation Area. Tower and spire of St. Martin's Church ((Grade II, NHLE ref. 1203230)) is prominent. The proposed development would have no visual influence on this sightline



Plate 41: Sightline to the north along A664 Manchester Road within the Castleton South Conservation Area. The proposed development would have no visual influence on any sightline north along Manchester Road from Trows Lane to Milne Street. This is a 'Key View' within the Conservation Area. The proposed development would have no visual influence on this sightline



Plate 42: Sightline to the west from A664 Manchester Road along Waverley Street. There is no intervisibility with the Site due to the skyline horizon provided by the residences on Charlton Street to the west. The proposed development would have no visual influence on this sightline



Plate 43: Sightline to the north along A664 Manchester Road within the Castleton South Conservation Area. Tower and spire of St. Martin's Church (Grade II, NHLE ref. 1203230)) is prominent. The proposed development would have no visual influence on this sightline. This is a 'Key View' within the Conservation Area. The proposed development would have no visual influence on this sightline



Plate 44: Sightline to the north along A664 Manchester Road within the Castleton South Conservation Area. Boundary wall of the churchyard to St. Martin's Church ((Grade II, NHLE ref. 1203230)) is to the right. The two-storey residences with the higher roof line to the left are Unity House (914-916) Manchester Road (Non-Designated Heritage Asset). This is a 'Key View' within the Conservation Area. The proposed development would have no visual influence on this sightline.



Plate 45: Sightline to the west from the Church of St. Martin, Manchester Road (Grade II, NHLE ref. 1203230) towards the Site. The proposed development would be seasonally visible and back-clothed from this vantage point.



Plate 46: Sightline to the west from the Church of St. Martin, Manchester Road (Grade II, NHLE ref. 1203230). This high ground affords the observer long-range sightlines over Castleton to the Knowle Hill. The proposed development would have no visual influence on this sightline.

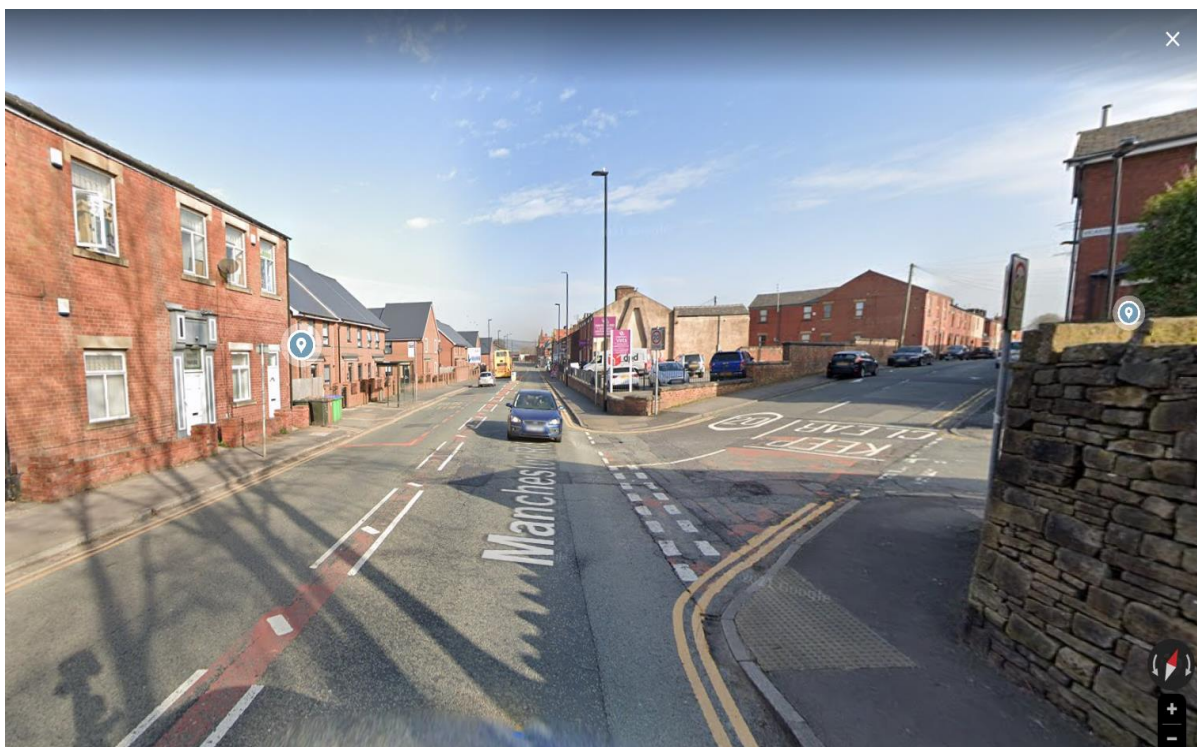


Plate 47: Sightline to the north along A664 Manchester Road within the Castleton South Conservation Area, at the intersection of Vicarage Road North and Newchurch Street



Plate 48: Sightline to the west from Vicarage Road North within the Castleton South Conservation Area. The proposed development would have no visual influence on this sightline.



Plate 49: Sightline to the west from Vicarage Road North within the Castleton South Conservation Area. The proposed development would have no visual influence on this sightline.



Plate 50: Sightline to the north along A664 Manchester Road within the Castleton South Conservation Area. The proposed development would have no visual influence on this sightline.



Plate 51: Sightline to the west, towards the Site, from Manchester Road within the Castleton South Conservation Area from outside the Carnegie Library (Non-Designated Heritage Asset). The stand of trees forming the horizon line would prevent the proposed development from visually influencing this sightline.



Plate 52: Sightline to the south-east from Manchester Road within the Castleton South Conservation Area towards the Carnegie Library (Non-Designated Heritage Asset)



Plate 53: Sightline to the north-west from the intersection of A664 Manchester Road and Queensway within the Castleton South Conservation Area. The proposed development would have no visual influence on this sightline. This is a 'Key View' within the Conservation Area. The proposed development would have no visual influence on this sightline



Plate 54: Sightline to the north-west from A664 Manchester Road within the Castleton South Conservation Area. The photograph was taken outside the District Bank (former) and Bridge Bank House, 847–853 Manchester Road (Non-Designated Heritage Asset) the proposed development would have no visual influence on this sightline.



Plate 55: Sightline to the north-west from A664 Manchester Road within the Castleton South Conservation Area. The proposed development would have no visual influence on this sightline. This is a 'Key View' within the Conservation Area. The proposed development would have no visual influence on this sightline



Plate 56: Sightline to the south-east along Mavis Street, towards the Site. The stand of trees forming the horizon line would prevent the proposed development from visually influencing this sightline.



Plate 57: Sightline to the south-east along Elton Street, towards the Site. The stand of trees forming the horizon line would prevent the proposed development from visually influencing this sightline.



Plate 58: Sightline to the west from Heywood Road towards the north-east facing elevation of United Reform Church, Heywood Road (Grade II, NHLE ref. 1084281). The proposed development would have no visual influence on this sightline.



Plate 59: Sightline to the south-east from Heywood Road towards the north-east facing elevation of United Reform Church, Heywood Road (Grade II, NHLE ref. 1084281). The proposed development would have no visual influence on this sightline.



Plate 60: Sightline to the south east along Fairway towards the Site. The stand of trees forming the horizon line would prevent the proposed development from visually influencing this sightline.



Plate 61: Sightline to the south east along Fairway towards the Site. The stand of trees forming the horizon line would prevent the proposed development from visually influencing this sightline.



Plate 62: Sightline to the south east along Fairway towards the Site. The stand of trees forming the horizon line would prevent the proposed development from visually influencing this sightline.

7. SIGNIFICANCE OF THE IDENTIFIED HERITAGE ASSETS

Not every heritage asset is provided with a detailed record of significance by local or national heritage agencies and not every potential or actual heritage asset is necessarily identified on the relevant databases. In the absence of formal Statements of Significance for the following heritage assets, an attempt will be made to estimate their significances. These assets will be treated to detailed examination as these are the assets for which a potential for harm could arise from development of the Site. The harms may arise as a consequence of direct impact or indirect impact by means of changes to the assets' settings.

- Maden Moss
- Clay extraction pits
- Lancashire and Yorkshire Railway Engineering Stores (site of)
- Lancashire and Yorkshire Railway Saw Mill (site of)
- Lancashire and Yorkshire Railway structures of unknown purpose (sites of)
- Lancashire and Yorkshire Railway Gasometer (site of)
- Rochdale Canal Lock No. 52 and Towpath Bridge (Grade II, NHLE ref. 1038295)
- Rochdale Canal Lock No. 53 (Grade II, NHLE ref. 1346237)
- Church of St. Martin, Manchester Road (Grade II, NHLE ref. 1203230)
- Castleton South Conservation Area

There are a number of different methodological approaches that can be used to estimate the significance of heritage assets, and the one used here proceeds on the basis that the significance is the sum of the cultural heritage value ascribed to the asset. The cultural heritage value is, in turn, the sum of four component interests- evidential, historical, archaeological, aesthetic and communal (Historic England 2008).

In the first instance it is prudent to define categories of significance:

Significance	Description/ Threshold
International (Very High)	Archaeological sites or monuments of international importance, including World Heritage Sites. Other buildings or structures of recognised international importance.
National (High)	Ancient monuments scheduled under the AMA Areas Act 1979, or archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria. Grade I and II* Listed Buildings, undesignated structures of national importance.
Regional/County (Medium)	Conservation Areas, archaeological sites and remains which are not of national importance. Grade II Listed Buildings. Rare or remarkable historic landscape character

Local (Low)	Archaeological sites which are not of regional/county importance. Historic buildings on a 'local list', curtilage listed buildings, buildings of merit on a Conservation Area. Common or unremarkable historic landscape character.
Negligible/None	Areas in which investigative techniques have produced no or only minimal evidence for archaeological remains, or where previous largescale disturbance or removal of structures and deposits can be demonstrated or predicted with some confidence
Unknown	Archaeological sites whose importance cannot be determined with the information currently at hand. This can include sites where the extent of buried remains is unknown.

The cultural heritage values of the individual archaeological monuments and heritage assets can then be assessed and their significances tested against the significance thresholds.

Heritage Asset	Values and Significance
Maden Moss	Evidential - the evidential/research value is as yet uncharacterised but in principle could be high. Peatlands of the UK are an integral and important part of the historic environment because the waterlogged, acidic and anaerobic conditions that characterize peatlands are ideal environments for the long-term preservation of organic and some inorganic archaeological remains. A vertical section through an undisturbed peatland provides a slice back through time and can provide information on past changes in climate, environment and vegetation, through examination of pollen, plant and insect remains. Historic – the historic interest is low. There are more extensive and better known peatlands in north-west England which are of greater resonance and illustrate the history of specific landscape change and utilisation. The former Maden Moss does not convincingly express a coherent traces of a particular landscape as it has no doubt been compromised to one degree or another by the construction of the railway sidings. Aesthetic - there is no formal aesthetic design to a moss. Communal – a former mossland will not contribute to the identity of the local population and the community will not have emotional links to it. It would probably score very poorly in the collective memory and identity of the community and there is no meaningful information and interpretation. Any essential connection between the community and the history of the asset is not immediately accessible. The associative value is non-existent with no known historical figure directly associable with the mossland. Nothing especially momentous is known to have happened at the mossland and there is little facility to intensify understanding through a link between it and any historical accounts of its development. It retains no semblance of its historic appearance and so cannot act as tangible testimony to the past. Overall Significance – the Maden Moss has interests which are of variable value. It is a historically common type of landscape feature of Low (Local)/Negligible Significance.
Clay extraction pits	Evidential - the evidential/research value is as yet uncharacterised but in principle could be no more than low. Clay extraction sites are a common feature of the industrial landscape but have little archaeological traction in terms of knowledge-gain. Historic – the historic interest is low. There is some merit in small-scale clay extraction, which can be compared to the industrial-scale sites such as that at Accrington Brick and Tile Works. The site of clay extraction here at Castleton Sidings is likely to have been compromised to one degree or another by land modification associated with the railway sidings and there is no apparent historic expression. Aesthetic - there is no formal aesthetic design to clay extraction pits. Communal – a former clay extraction site, long-disused, will not contribute to the identity of the local population and the community will not have emotional links to it. It would probably not register at all in the collective memory and identity of the community and there is no meaningful information and interpretation. Any essential connection between the community and the history of clay extraction is not immediately accessible. The associative value is non-existent with no known historical figure directly associable with the clay extraction. Nothing especially momentous is known to have happened at the clay pits and there is little facility to intensify understanding through a link between the pits and any

	historical accounts of its use. It retains no semblance of its historic appearance and so cannot act as tangible testimony to the past. Overall Significance – the clay pits have interests which are of broadly low value. It is a feature of Negligible Significance.
Lancashire and Yorkshire Railway Engineering Stores (site of) Lancashire and Yorkshire Railway Saw Mill (site of) Lancashire and Yorkshire Railway structures of unknown purpose (sites of) Lancashire and Yorkshire Railway Gasometer (site of)	Evidential - the evidential/research value is moderate-high and is encapsulated within the potential archaeological remains of the feature associated with the railway sidings. Historic – English railways have a strong historic interest and railway use illustrates a specific type of transport solution which characterised the movement of material from 1825 and paying passengers from 1826. Aesthetic - there is unlikely to be much of an aesthetic response to any archaeological remains of the built structures of the sidings complex. However, railway layout has a certain form-function aesthetic component. It is unlikely, however, that archaeological remains of the siding infrastructure will survive in a sufficiently coherent form to facilitate a three-dimensional rendering of how the sidings once looked. Communal – railways have a strong draw for local communities and many may have links to it - especially as it railway lines still run in the locale. The sidings themselves may not score particularly well in the collective memory and identity of the community but meaning can be understood through information and interpretation. There are no specific information sources for the sidings, but there a vast corpus of data on railway history for those with the inclination to engage with it. The communal value trends towards the lower end of the spectrum as the site has no current railway use or civic/public use which celebrates its history. Any essential connection between the community and the history of the asset is not directly accessible. The associative value is low, as there is no famous historical figure directly associable with the sidings. Nothing especially momentous is known to have happened at the sidings and there is little facility to intensify understanding through a link between it and any historical accounts of its use. It retains some semblance of its historic appearance but the structures which once occupied the sidings have been demolished and there is diminished capacity for archaeological remains to act as tangible testimony to the past. Overall Significance – the archaeological remains of the structures which once occupied the sidings (should they exist) have interests which are of variable value. As archaeological monuments they have Local (Low) Significance.
Rochdale Canal Lock No. 52 and Towpath Bridge (Grade II, NHLE ref. 1038295) Rochdale Canal Lock No. 53 (Grade II, NHLE ref. 1346237) Church of St. Martin, Manchester Road	The significance of these heritage assets is recognised by designation as Grade II Listed Buildings and they are provided with a brief portrayals in the designation descriptions. It is acknowledged that these summary descriptions and any reasons for designation as provided in the Listing description records are primarily a perfunctory narrative and an aid to identification, not a complete statement on the heritage significance of any given designated asset. However, the designation description provides a useful launching point for an emanation of significance. <u>Component Values</u> Evidential – the buildings have high potentials to yield evidence about past human activity and this reservoir of evidence, in the main, resides in their fabric and visual characteristics - the function, materials, design, built form, continuity of purpose and group association with other structures. The ability to understand and interpret the evidential value of the assets is

(Grade II, NHLE ref. 1203230) (Designated Heritage Assets)	similarly high as the identifications of the church as a place of religious worship and the locks and bridge as canal infrastructure are secure. There are few barriers to understanding and interpretation of the evidential value as there is public access to the Listed Buildings. The buildings have high evidential values. Historical – the buildings have moderate/high historic interests as they illustrate the story of past events, people and aspects of life closely related with the provision of space for communal religious observance and the means of safely navigating changes of level along a canal route and permitting pedestrians/horses to cross from one side to another. The buildings can be traced to specific construction dates – the Church was built 186-62 and the canal locks and bridge were built between 1794 and 1804. There are ample opportunities for historic connection to be directly encountered and experienced, as access is free to a three assets. Sightlines towards and away from the buildings also provide opportunities for experience and appreciation of the buildings in their landscape. The historical value is unconcealed and the buildings contribute positively to the historic built environment of Castleton. <u>Aesthetic</u> - Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place and in this respect the buildings score strongly. Considerable architectural effort was spent on the design of churches during the 19th century and the material and quality of work usually match the architectural quality. The Church of St. Martin is notable for its 13th century style and is aesthetically enhanced by means of its prominent location. The canal locks and bridge are modest, but Lock 52 and its associated bridge have a water-way charm with wide appeal. There is facility for sensory stimulation and intellectual engagement as the buildings embody specific architectural and construction approaches using the media of brick, stone and slate. The aesthetic value is moderate-high. <u>Communal</u> - Communal value derives from the meanings of places for the people who relate to it, or for whom it figures in their collective experience or memory and can be commemorative and/or symbolic. Congregations draw elements of their identity from the churches of which they are members but canal infrastructure has less influence on the wider population. The church has commemorative and symbolic reverberations, including graves maintained by the Commonwealth War Graves Commission. The associative values are moderate. The Church of St. Martin was designed by Earnest Bates (1828-1877) a Manchester-based architect who was active in the civic, ecclesiastical and domestic spheres. The Church of St. Martin was one of his earliest commissions. The canal locks and bridge were designed by William Jessop (1745-1814) – a prolific, highly regarded engineer with a regrettably lower profile than his contemporaries such as Thomas Telford. <u>Overall Significance (Component Value Integration)</u> – The Listed Buildings are of medium significance with component values of varying, but moderated strengths. In terms of ranking, the evidential historic, aesthetic and communal values all contribute something to the significances, reflected in the designated status (Grade II Listed Buildings) as buildings of special interest. Medium (Regional) Significance.
Castleton South Conservation Area Designated Heritage Asset	There is a Conservation Area Appraisal available for this Area and so its architectural and historic interests have been formally appraised by the Council and the key attributes leading to the Conservation Area designation are known. The Appraisal notes that:

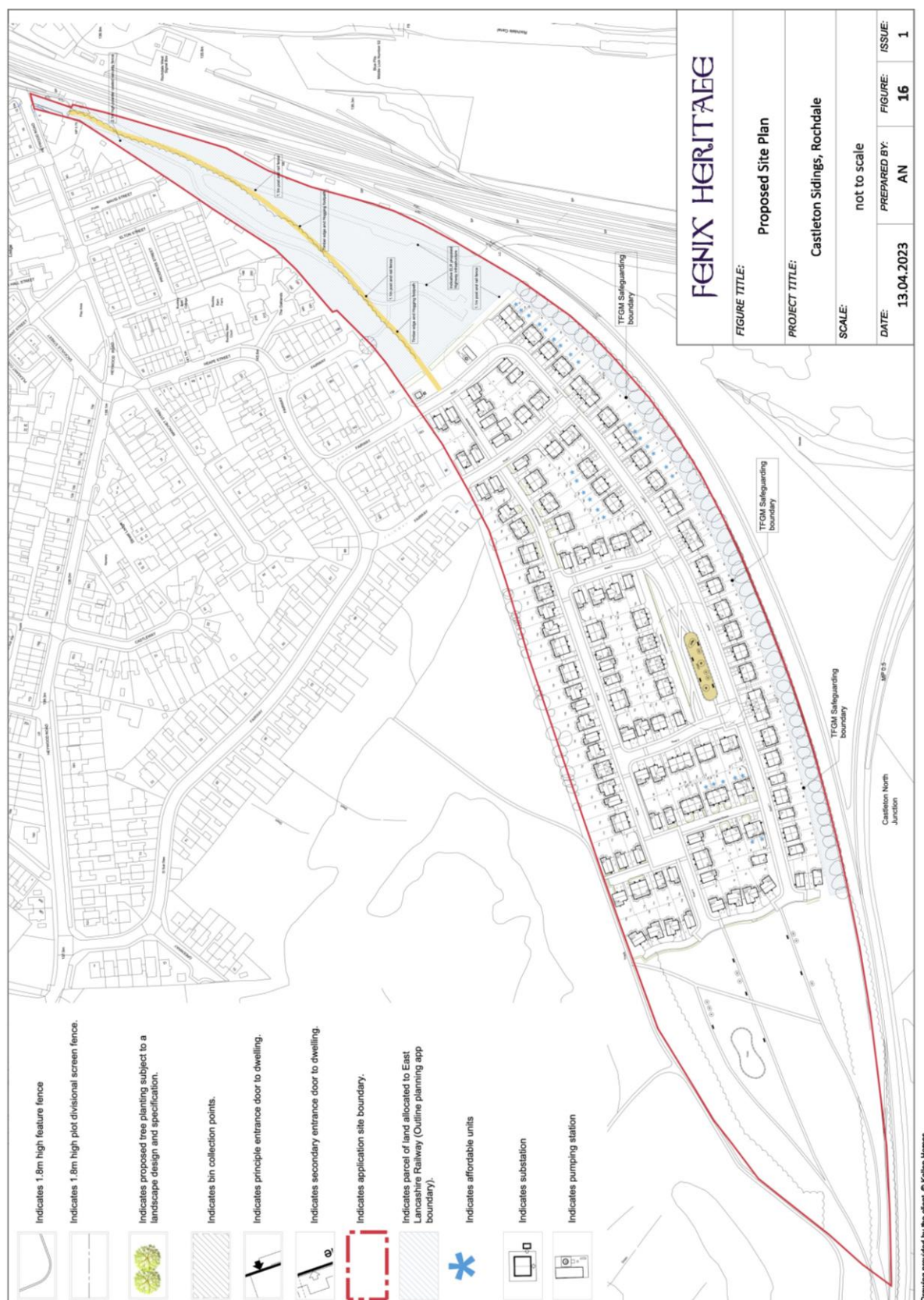
	<i>The general character of the Conservation Area is typified by its materiality, key views and separation of building uses into residential, retail and industrial 'zones'. The coherence and quality of the Victorian and Edwardian townscape, and its simple form and layout brings order and structure to the area. This special interest can be summarised as follows:</i> <i>• The separation of building uses into 'zones' (residential, retail and industrial)</i> <i>• Strong physical and visual links between key buildings and character 'zones'</i> <i>• Grid-plan residential streets of two storey, red brick late Victorian and Edwardian terraces with homogeneous detailing.</i> <i>• Unbroken lines of late Victorian and Edwardian terraces.</i> <i>• Locally distinctive door and window surrounds</i> <i>• The use of red brick, glass, lead and slate in building materials</i> <u>Evidential</u> - the Area has a high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in its character and appearance – the built form, the open space, the communication routes and individual keynote buildings. The ability to understand and interpret the evidential value of the Area is similarly high as the identification of the Area as historic and characterful is secure and its functions are easily appreciable. <u>Historical</u> - this asset has a major historic interest as demonstrated by Conservation Area status as it illustrates the story of past events, people and aspects of life intimately bound up with the identity of Blue Pits and Castleton. The Area – its topography, the street pattern, the open spaces, the types of buildings, their period origins and variety of architectural types, the named architects, the density, massing and style and the material palette and its history all provide insights into the evolution of this part of Castleton <u>Aesthetic</u> - the Area scores broadly positively against aesthetic interest. The Area is broadly pleasing to be in and the manipulation of the landscape generates a positive response. Its evolution contains both planned and fortuitous elements, responding and adapting to a number of social, political and economic motivations. However, partly as a consequence of economic decline there are detrimental factors within the Area such as poor maintenance of buildings, the poor station approach, insensitive shopfront designs, unsympathetic incremental change and vacant plots following demolition. <u>Communal</u> - The communal value is high as any essential connection between the community and the history of the Area is directly accessible. The associative value is low with no known notable individuals born or resident in this part of Castleton. Other than the coming of the canal and, later, the railway, no historic events of renown are known to have taken place in this part of Middleton. <u>Overall Significance (Component Value Integration)</u> – the Conservation Area is an asset of considerable architectural and historic interest and contains buildings that contribute significantly to its historic character. In terms of ranking, the component values have degrees of strength and are augmented by structures and buildings of a variety of dates and styles, but with a binding coherence. All the component interests are reflected in the designated rank bestowed by Conservation Area status and the assets significance is Medium (Regional).
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The Northwest Regional Research Framework (Updated Research Framework) has been developed as part of a national strategy to create a series of self-sustaining regional historic environment research frameworks for England. It builds on the original North West Region Archaeological Research Framework (Brennand 2006 and 2007). The period and thematically based framework benefits from a series of refreshed research questions <https://researchframeworks.org/nwrf/industrial/> focused on a number of period-related themes. There is, however, no indication that any archaeological remains at the Site, were they to exist, would have any potential contribution to make to the various research themes which constitute the agenda. There may be some digressive aspect of the railway sidings to address Ind91 of the Agenda relating to the question of how transport infrastructures were improved.

8. PROPOSED DEVELOPMENT AND POTENTIAL HERITAGE IMPACTS

Planning consent is being sought for a residential development. The general characteristics of the proposed development are provided at Fig. 16 (Site Layout).

The north-eastern part of the Site would be retained by Network Rail. This would leave a nett Site area of 5.17ha to be divided into a developable parcel of 4.27ha (on which it is proposed to erect 191 dwellings) and an area of Public Open Space (POS) of 3.29ha. The southern boundary of the developable parcel would include a stand-off to act as a safeguarding boundary for railway operations and this would be incorporated into a landscape swale providing some visual screening to soften the edge of the Site with respect to the environment to the south (including the Conservation Area and the Listed locks and bridge on the Rochdale Canal).



Direct Impacts

The assessment of the heritage potential of the Site has been undertaken in the knowledge of the uncertainties that arise when trying to assess a resource that is not wholly known and is often less than comprehensively understood. It should be noted that the assessment is based on information held in source repositories and published data. Neither of these represents exhaustive and comprehensive sources of information on the presence/absence of archaeological features. However, from the data available it is possible to quantify and qualify the known archaeological resource, to determine the potential for as yet unknown or unrecorded archaeological sites and historic landscape features to be present and identify areas within the Site where activities are likely to have compromised archaeological survival. These factors have been taken into consideration during this preparation of this assessment. This information has in turn been considered against the pre-existing impacts to the Site which may have compromised the survival of any archaeological remains.

The proposed development would result in the transformation of parcel of historic landscape character and would result in a frustration of historic land use. The level of harm represented by the estimated direct impact is, substantial, in that to all intents and purposes the evidential, historic, aesthetic and communal interests of the historic landscape parcel would be vitiated by the proposed development. The heritage value of a remnant railway sidings, concession to the coherence of which has already taken place, is clearly negligible. The scale of harm equates to total loss of a heritage feature of negligible significance.

There are no formally recorded archaeological sites within the Site. However, the Site is known to have been part of the Maden Moss and part of it was used to extract clay. It was also the site of the Lancashire and Yorkshire Railway Engineering Stores (site of), the Lancashire and Yorkshire Railway Saw Mill (site of), the Lancashire and Yorkshire Railway structures of unknown purpose (sites of) and the Lancashire and Yorkshire Railway Gasometer (site of). The Engineering Stores and most of the Saw Mill are co-located with the POS and, assuming a light touch for landscaping any archaeological remains of the Stores and Saw Mill would be preserved in situ. The structures of unknown purpose (sites of) and the Lancashire and Yorkshire Railway Gasometer (Site of) are within the developable parcel and would be impacted by remediation work and if not the remediation work would be subject to impact as a result of construction work (foundations) for the proposed dwellings.

There is no scope for the proposed development to lead to trans-frontier impacts to archaeological monuments beyond the boundary of the Site.

Indirect Impacts by Means of Changes to the Settings of Heritage Assets

The effect of development on the significance of the setting of heritage assets (including archaeological monuments) is a material consideration in determining a planning application and NPPF advises Local Planning Authorities that they should require an applicant to provide assess the contribution of the setting of heritage assets to their significances.

Setting is defined as the surroundings in which a heritage asset is experienced and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated

or not. It is right and proper for this assessment to identify the key attributes of the assets and their settings and the potential impact upon the settings of heritage assets occasioned by proposed development within the Site. In order to identify these key attributes it is necessary to consider the physical surroundings of the assets, including relationships with other heritage assets, the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the heritage assets.

Development is capable of affecting the settings of heritage assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment and has been undertaken with reference to the Historic England document *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (second edition)..

The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a heritage asset, it may affect the ability to appreciate that value or it may be neutral.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. There is no overwhelming reason to establish the need for a level of physical and visual connection between a heritage asset and its setting in order for any land to be deemed to be within the setting. To adopt an artificially narrow approach to the issue of setting would be an error. Therefore, to ensure that any assessment does not treat visual connections between any land and a heritage asset as essential and determinative for the purposes of considerations of setting and wide-ranging approach is to be adopted.

In order to undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by development on the Site, this assessment has sought to examine and consider the setting for each relevant heritage asset and provide a measure of the contribution that the setting plays in the value of the asset.

Many heritage assets within any given landscape may be visible from a number of locations – publically accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the assigned significances. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance. Taking into account these considerations and the absence of any meaningful sight lines between assets, their settings and the Site (see Plates above), many of the heritage assets identified in this assessment do not require a detailed setting assessment. In addition, the non-physical and non-

visual connections between the identified heritage assets and their settings have also been considered and there are no overt non-physical and non-visual connections between these identified heritage assets and the Site that would be adversely impacted upon should the Site be subject to a physical change.

On the basis of professional judgment it would not be appropriate to undertake detailed setting assessments for the Listed Building United Reformed Church on Heywood Road. The Church is c. 260m from the northern boundary of the Site and separation distances, combined with the dynamic and urban character of the intervening landscape means that the Site has no visual bearing on the setting of this Listed Building. The same applies to all the Non-Designated Heritage Assets identified on Fig. 4 above. Conceptually, the Site makes no contribution to the significances of these assets and there is no meaningful intervisibility between the immediate settings of these assets and the Site. Development of the Site could not possibly influence the significances of these assets.

The Listed Buildings of Rochdale Canal Lock No. 52 and Towpath Bridge (Grade II, NHLE ref. 1038295); Rochdale Canal Lock No. 53 (Grade II, NHLE ref. 1346237); and Church of St. Martin, Manchester Road (Grade II, NHLE ref. 1203230); and the Castleton South Conservation Area have some degree of visual connection to the Site and notionally and conceptually the Site is in the visual envelope of these Designated Heritage Assets. With this in mind it would be appropriate to undertake detailed setting assessment for these Assets.

The methodological approach to be adopted for the assessment of setting is provided by Historic England and takes the form of a five-step process (Historic England 2017):

Step 1: Identify which heritage assets and their settings are likely to be affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Please note that the assessment has been advanced without the benefit of any landscape and visual assessment outputs such as the definition of a Zone of Visual Influence or a Zone of Theoretical Visibility. It is also to be acknowledged that in order for the significances of heritage assets to be harmed, there must be tangible detriment arising from change, not merely change itself. It is inherent in the consideration of setting issues that a judgment must be exercised as to the likely visual and perceptible impacts on the significances of heritage assets, not simply an acknowledgment of physical and visual change resulting from a quantitative increase in built form.

ID Refs.	Name	Status	Setting Description	The Contribution of Setting to the Significance of the Asset	Effects of the proposed development on significance	Maximising enhancement and minimising harm (Mitigation)	Residual Effects
STEP 1				STEP 2	STEP 3	Step 4	Step 5
NHLE ref. 1203230	Church of St. Martin, Manchester Road (Grade II)	Designated Heritage Asset	This asset has a distinct, enclosed, immediate setting the characteristics of which are defined by the churchyard. The intermediate setting is the urban drama of the Manchester Road corridor, with its retail and residential characteristics. The wider setting, which includes the Site is defined by multiple land-use characteristics ranging from dense built form including industrial, commercial and residential zones and also open, undeveloped land. The Site is derelict land c. 290m to the west of the Church. There is no full, direct visual relationship between the Church, its	The current immediate setting is confined to a restricted envelope, and the contributory values of the immediate setting are mostly positive and thoroughly bound up in the function of the building as a place of worship within an ecclesiastical enclosure The intermediate setting, is also broadly positive as the Church was built to serve a local community, residing close the Church. A built-up context was present the initial landscape state into which the Church was introduced. The residential estates surrounding the Church were perhaps the community form which the Church congregation was drawn and so there is some positive contribution in the landscape setting which adds to the significance of	The proposed development would establish new built form to the west of the asset. The buildings would clearly be new introductions into the landscape which increase the mass and volume of the built environment and transform part of the setting into built-form. This equates to a landscape evolution where there is virtually no precedent for previous built form (other than long demolished engineering stores, saw mill, cranes, a gasometer and welding sheds). The proposed structures would not dominate the Church and would not adversely influence the approaches to the Church. They would blend in to the existing character of residential built-form which distinguishes the area. The proposed development would not impact on the ability to understand and appreciate the Church. Upon completion of the proposed development the Church would not be divorced from any aspect of the	As no harm to the significances of the historic buildings has been identified there is no requirement for active mitigation. The absence of harm is due, in part to embedded mitigation within the design process which aim to eliminate any adverse to heritage assets.	No harm.

			immediate and intermediate settings.	the Church. The Site, hitherto a railway yard with some ancillary built form has provided a broadly constant aspect to the setting since the Church' construction but makes no positive contribution to the asset's significance and now that it has been de-commissioned it has no resonance whatsoever with the Church.	setting upon which its significance relies. Any lines of sight to, between and from the Church and the wider setting would be fundamentally unaffected. The proposed development would have no adverse impact on the significance of the Church. The proposed development would have no non-visual impacts such as the creation of unacceptable olfactory components. There would be no light spill or auditory insertions from the proposed development which would change the contextual characteristics of the immediate and intermediate setting of the Church.		
NHLE ref. 1038295 NHLE ref. 1346237	Rochdale Canal Lock No. 52 and Towpath Bridge (Grade II) Rochdale Canal Lock No. 53 (Grade II);	Designated Heritage Assets	The immediate setting of the locks and bridge is characterised by the liner form of the canal corridor, which is landscaped and provides a pedestrian route way. The intermediate setting is provided by the built form of Castleton to the east and an open, uncultivated area to the west, beyond which is the live rail line and then the Site.	The setting clearly has little resonance with the landscape in which the canal was created as this occurred in the late 18th century prior to the arrival of the railway line and the development of the industrial and residential aspect of Blue Pits. There has been wholesale landscape change since the late 18th century and an urban context speaks little constructive dynamic to the significance of the locks	The proposed development would establish new built form to west of the Assets. At its nearest point the, Site is c. 120m form the Assets. However, that portion of the Site for which the residential estate is proposed would be c. 150m form the Assets and separated by a rail line and open space. The proposed development would clearly be a new introduction into the landscape which increases the mass and volume of the built environment and transform part of the setting into built-form. This equates to a	As no harm to the significances of the historic buildings has been identified there is no requirement for active mitigation. The absence of harm is due, in part to embedded mitigation within the design process which aim to eliminate any	No harm.

				and bridge. The fact that the Site is an open, undeveloped space hitherto used as railway sidings suggests that it makes some positive contribution to the significance of the Listed Buildings but its historic use is completely unknown and unrelated to the lives of the community that built the canal and so it makes no affirmative contribution to the significance of the Listed Buildings..	landscape evolution where there is virtually no precedent for previous built form. The proposed structures would tangentially, visually influence the setting of the locks and bridge and their approaches. However, the introduction of built form, in the guise of dwellings would not be an alien introduction into the setting of the Assets. They would blend in to the existing character of residential built-form which partly distinguishes the area. Indeed the capacity for the setting to accept residential development is demonstrated by the construction of dwellings at Montrose Street, Charlton Street and Castleton Hamlett immediately to the east of the canal corridor and with a significant visual bearing on the setting of the locks and bridge. The proposed development would not impact on the ability to understand and appreciate the Assets. Upon completion of the proposed development the Assets would not be divorced from any aspect of the setting upon which their significance relies. Any lines of sight to, between and from the locks and bridge and the wider setting would not be overtly perceptible.	adverse to heritage assets.	
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					The proposed development would have no adverse impact on the significance of the Assets. The proposed development would have no non-visual impacts such as the creation of unacceptable olfactory components. However, light spill and possibly some auditory insertions from the proposed development are likely to change the contextual characteristics to a small, non-meaningful degree.		
-	Castleton South Conservation Area	Designated Heritage Asset	The Conservation Area and its immediate setting is the built environment of Castleton. However, Castleton Moor, can be glimpsed in the wider landscape establishing apposition to the industrial heritage, such as the imposing Arrow Mill to the north-east of the Conservation Area.	The present understanding and appreciation of the Conservation Area are provided in the Council's appraisal document. With respect to setting, it is not appropriate to engage in a wide-ranging discussion of the entire setting. However, that part of the setting defined by the Site was historically an important part of Castleton's development but currently that part has been diminished by de-commission of the railway sidings and Site dereliction. The Site does not compliment the special architectural and historic interest and significance of	The proposed development occupies c. 6ha and visually, it would, represent a substantial change in the Conservation Area's setting. There are few direct sightlines available from the Conservation Area to the proposed development but these are, by and large limited, glimpsed and partial. The proposed development and parts of the Conservation Area would be to all intents and purposes synchronously invisible in places as an observer journeyed within the Conservation Area. It is commonplace for any given historic asset to be coincident in multiple sightlines with multiple land parcels. This, however, does not by itself confer especial value to either the asset or any given land parcel	As no harm to the significances of the Conservation Area has been identified there is no requirement for active mitigation. The absence of harm is due, in part to embedded mitigation within the design process which aim to eliminate any adverse to heritage assets.	No harm

				the Conservation Area. The majority of the key historic elements of the Conservation Area date to the 18th and 19th centuries and there are multiple inter-related and nested physical, functional and visual relationships with other structures and individual historic assets. This is not mirrored on the Site. The Site has no value to the Conservation Area, it does not evoke any particular visual epithet of the 19th century landscape and does not positively contextualise the Conservation Area.	within its setting. The Site forms part of almost no sightlines within the setting of the Conservation Area and the proposed development would not introduce an unacceptable concession to the character of the key elements of the sightlines or the potency of the sightlines. There is no reason to suppose that members of the public within the Conservation Area or its setting would be disoriented by the presence of the proposed development in an existing urban environment and observers' expectations as to the characteristics of the setting, already primed to acknowledge the presence of substantial built form, would respond accordingly, in order to bring a reflexive consideration to a new development. Path integration capabilities within the visual matrix would not be deformed and the sense of place and landscape connectivity would not be fragmented as the setting pattern would be altered but not adversely disrupted. The proposed development would not physically isolate any part of the Conservation Area and would not affect public access to any land within the Conservation Area to which public access is already permitted. Visual isolation would not occur. The		
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					visual opportunities to experience the Conservation Area would not be seen to change. The proposed development would not compete with or distract from the Conservation Area any more than existing elements of the built environment. The proposed development would not dominate the Conservation Area or occult any land any more than is already the case. The proposed development would take its place in a landscape which already contains examples of its massing, The functional and physical relationship of the Conservation Area to its surrounding landscape, associated structures and wider setting would be conceptually changed but the visual relationship between the Conservation Area and the landscape would not be compromised. There would be no conciliation to an ability to understand and appreciate the Conservation Area. The proposed development, when completed, would have internal illumination and some external illumination consistent with the maintenance of health and safety of the public. However, there would be no adverse light spill and the		
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					nocturnal appearance of the Conservation Area, already within an illuminated townscape would not be harmed. The landscape setting of the Conservation Area is, by and large, a modern construct signifying a capacity for change. There are, however, pockets of historic development but the Site is not such a pocket and it has a patent capacity for change. The setting of the Conservation Area is urban and dynamic with no sense of remoteness. The evocation of the historic past in the setting is achievable but challenging. There are edge of Conservation Area zones where some semblance of the past can be evoked. This is not the case for the Site so the proposed development would not add any insurmountable or prohibitive burdens to the achievement of that evocation within the setting. The sense of place or the cultural capital of Castleton would not be harmed any more than the existing landscape character of the Conservation Area's setting can be said to 'harm' the sense of place. With respect to the values which contribute to significance the Conservation Area, the Site makes no		
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					contribution to evidential value. Its current form is a function of landscape development which post-dates the construction of the key historic buildings in the Area by a considerable period of time and it makes no meaningful contribution to historic value. The Site does not induce a positive aesthetic response within the context of the Conservation Area. Communally, the Site plays no part in any commemorative value ascribed to the Conservation Area and has no symbolic role in local cultural or public life. The proposed development would constitute a change to the landscape, but the change would not constitute any adverse visual impact on the setting of the Conservation Area or any of the values which contribute to its significance. The consequence of the proposed development would therefore be neutral.		
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9. CONCLUSIONS

This document has carefully considered the potential for the proposed development to impact on archaeological monuments, areas and findspots, and heritage assets, by means of development within the Site, and whether any such impacts would harm the significances of the monuments, areas, findspots and assets.

The consideration has explored the evidential, historic, aesthetic and communal values of known and potential monuments and assets which may be impacted upon as a consequence of development. It has predicted the nature of any impact and therefore the harm or otherwise that may befall heritage significance.

The main issues have been identified in a manner proportionate to the characteristics of the likely development and in a manner relevant to the characteristics of the monuments and assets.

There are no registered World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks/Gardens or Registered Battlefields wholly or partly within in the Site. Therefore, this Assessment confirms that the Site does not contain designated heritage assets for which there would be a presumption in favour of preservation *in situ*.

The Greater Manchester Historic Environment Record identifies no archaeological monuments within the Site. The historic landscape character of the Site is historic railway sidings of no noteworthy heritage value and it does not represent any impediment to the proposed development.

The Client is aware of the Council's responsibilities with respect to the historic dimension of the built environment under the *Planning (Conservation Areas and Listed Buildings) Act 1990* and the duties arising from (s66(1)) and (S72(1)).

The proposed development is notionally and conceptually within the settings of a number of Listed Buildings to which the Site makes no meaningful contribution. In order to address its statutory duty the Council must have:

...special regard to the desirability of preserving the [listed] building or its setting or any features of special architectural or historic interest which it possesses (s66(1)).

The changes to Site represented by the proposed development have been considered and assessed using a formal and accepted method and it is concluded that the changes to Site represented by the proposed development would lead to no harm to the special architectural or historic interests of any Listed Building or harm the setting of any Listed Building. In having special regard to the desirability of preserving the special architectural or historic interest of any Listed Building the Council may resolve that the proposed development would lead to no threat to the continuation of the buildings' special architectural or historic interests. By means of consideration of the results of a professionally competent historic environment assessment and consultation with its heritage advisors the Council can demonstrate that it has addressed its statutory duty.

The Site is not within a Conservation Area but it close to the Castleton South Conservation Area, therefore the Council may wish to engage with the provisions of the *Planning (Listed Buildings and*

Conservation Areas) Act 1990 for Conservation Areas. With respect to the statutory duties the Council is obliged to:

pay special attention ... to the desirability of preserving or enhancing the character or appearance of that area.” (s72(1))

The proposed development would result in no direct impact to the Conservation Area and its character and appearance would remain unchanged. However, the Site is within the setting of the Conservation Area and changes to the setting can lead to harms to the significance of the Area. Taking into account the current and historic disposition of the Site it is concluded that the proposed development would not be harmful either by quantum of structure or historic location. No harm would arise. However, with respect to the Conservation Area it is recommended that the design of the residential estate is cognizant of the density and architectural styles of existing residential development along the Manchester Road spine. It is also recommended that efforts are made to enhance the experiential capacity of the new estate by incorporating sightlines within the internal route-way plan towards the Conservation Area and the landmark tower and spire of St. Martin’s Church to the east.

The potential for a proposed development to harm heritage significance of designated heritage assets is catered for in paras. 199-202 of NPPF.

Para. 199 invites decision makers to give great weight to the conservation¹ of designated heritage assets when considering impacts to them. The weight to be given is independent of the degree of harm and is to be read alongside the whole of paragraphs paras 200 and 201. In following a considered, sequential approach to assessment, in which the proposed development is tested against paras. 199-203 of NPPF a mechanism is provided to the decision-maker within this document to give great weight to the conservation of designated heritage assets by means of a demonstrable compliance with the NPPF policy steps. The changes to the Site represented by the proposed development have been considered and assessed using a formal and accepted method and it is concluded that the changes to Site represented by the proposed development would lead to no harm to the significance of any Listed Building or any Conservation Area.

The potential for a proposed development to harm heritage significance of non-designated heritage assets is catered for in para. 203 of NPPF. As decision-taker, the Council is bound by para. 203 to take into account *the effect of an application on the significance of a non-designated heritage asset*.

The Council identifies no Non-Designated Assets within the Site, but there are eight in the locale and the Site is within the settings of these Assets. The changes to Site represented by the proposed development have been considered and assessed using a formal and accepted method and it is concluded that the changes to Site represented by the proposed development would lead to no harm to the significances of any Non-Designated Asset.

With respect to the local planning policy established by the *Rochdale Adopted Core Strategy, 2016*.

¹ Conservation is the process of managing change (not preventing it) and a formal assessment process and its consideration by the decision taker with respect to impact can contribute to the application of great weight

Policy P2 applies, Limb 2 of this policy is pertinent and explains how the Council will protect the borough's heritage.

a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.

Clause a notes that the Council will protect the borough's heritage by *conserving, enhancing and promoting key heritage assets including consideration of their wider settings*. Item ii. identifies scheduled monuments as key heritage assets. There are no scheduled monuments within or in the vicinity of the Site and that part of Item ii is, therefore, not engaged. Item ii. also identifies Listed Buildings and Conservation Areas as key heritage assets and this part of Item ii is engaged. This does not so much establish a test for an applicant to address, but does inform the applicant that the Council enjoys authority within the planning process to offer protection to Listed Buildings and Conservation Areas. As demonstrated above the proposed development would not harm any Listed Building or Conservation Areas nor impact adversely on their wider settings.

Clause b of Limb 2 relates to non-statutory heritage assets of local interest, including archaeological sites. This is not so much a test for an applicant to pass in configuring an application, but does impose a duty on the Council to protect archaeological sites by conservation, enhancement and promotion. Conservation is the process of managing change and the application of the planning process contributes to the conservation element of protection. There is no realistic scope or justification to enhance any archaeological remains on the Site and no credible latitude to allow for promotion and so these duties are not engaged.

This Assessment enables an informed, sustainable and responsible approach to the promotion of development of land at the Site. The information provided meets the expectations of NPPF in that the applicant has arranged for the identification of heritage assets (including archaeological remains) and their significances and settings, which may be affected by the proposed development. It is considered that the level of detail provided is proportionate to the assets' importance and is sufficient to allow the Council to estimate the potential impact of the proposal on the significance of the assets

Ultimately, the changes to the environment represented by the proposed development would not be in conflict with any national or local policy provision for heritage assets and there is no reason to withhold planning permission on the basis of heritage constraints.

10. SOURCES

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APPENDIX A

Index of Archaeological Monuments within the Assessment Area as Plotted on Fig. 3

and

Index of Built Heritage Assets within the Assessment Area as Plotted on Fig. 4

Figure 3: Location of Archaeological Monuments, Areas and Findspots within 1km of the Site

Number	HER Ref	Name	Type	Detailed Monument Type
1	11192.1.0	Winged Lion of St Mark (Lead Object)	Findspot	Findspot
2	5041.1.0	Heywood Peats	Landscape	Natural Feature
3	12475.1.0	Trub Farm (remains of a wall at)	Monument	Wall
4	16498.1.0	Wham Farm (site of)	Monument	Farm
5	699.1	Thrub Hall (Trub Hall) (site of)	Monument	House, Great House
6	16500.1.0	Swing bridge over Rochdale Canal (site of)	Monument	Bridge, Swing Bridge
7	17075.1.0	Castleton Moor Mill (site of)	Monument	Carding Mill, Cotton Mill, Woollen Mill
8	2492.1.0	Smithiford (site of)	Monument	Ford, Road
9	5284.1.0	Marland Mill (site of)	Monument	Tower, Textile Mill, Cotton Mill, Spinning Mill, Boiler House, Engine House
10	5286.1.0	Westbrook or Westbrooke Mill (site of)	Monument	Office, Warehouse, Cotton Mill, Spinning Mill, Weaving Mill, Weaving Shed
11	5287.1.0	Albion Mill (site of)	Monument	Tower, Dye Works, Industrial Site, Office, Textile Mill, Cotton Mill, Spinning Mill
12	16501.1.0	Trub Smithy (settlement)	Place	Settlement

Figure 4: Location of Historic Built Environment Resources within 1km of the Site

Number	National Ref	HER Ref	Name	Grade
Listed Buildings				
1	1084281		United Reformed Church	II
2	1346237		Rochdale Canal Lock Number 53	II
3	1038295		Rochdale Canal Lock Number 52 and Towpath Bridge	II
4	1203230		Church of St Martin	II
Locally Listed Buildings				
5	n/a		The George and Dragon	1
6	n/a		Unity House, 914-916 Manchester Road	2
7	n/a		Carnegie Library	1
8	n/a		Leonard Street Mill	2
9	n/a		The District Bank, 847-853 Manchester Road	1
10	n/a		Blue Pits Inn	2
11	n/a		The Midland Beer Company	2
12	n/a		818 Manchester Road	1
13	n/a		Maltings Lane Mill (no longer extant)	1
14	n/a		Blue Pit Mill	1
15	n/a		Linden Mill	2
16	n/a		Castleton Primary School	2
17		5284.1.1	Former Office to Marland Mill	n/a
18		17075.1.1	Former Office Block to Castleton Moor Mill	n/a
19		5292.1.0	Castleton Works (Trows Fulling Mill)	n/a
20		16499.1.0	Maden Fold Farm	n/a