



Land at the corner of Mellor Street and College Street, Rochdale –

Archaeological Desk-Based Assessment

Rochemont Ltd

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Executive Summary

Ecus Ltd, working in partnership with Reports4Planning, was commissioned by Rochemont Ltd in December 2021 to prepare an archaeological desk-based assessment for land off Mellor Street, Rochdale (hereafter 'the Site'). The Site is centred at National Grid Reference (NGR) 388924, 413245.

This assessment has utilised a range of sources, in line with industry guidance, to identify known and potential heritage assets of archaeological interest within the Site which could be affected by the proposed scheme. Any effects of this development upon the significance of the buried archaeological resource will be a material consideration in the determination of the planning application.

The Site contains no designated archaeological heritage assets and, as such, there will be no direct impact to any designated heritage assets.

This desk-based assessment considers that there is very low/negligible potential for any remains within the Site dating to before the post-medieval period. It is considered that there is a high potential for remains relating to industrial Rochdale, specifically the development associated with the wool industry to have survived. Any such remains would comprise non-designated heritage assets of low local significance. Any surviving remains within the Site would likely to be structural remains associated with the demolished buildings. Whilst the cartographic sources viewed indicate that one building within the Site was a warehouse, it is unclear as to which of the surrounding mills the buildings served.

Further archaeological investigation may be required to mitigate the impact of the proposed works. It is considered that a programme of watching brief during the groundworks within the Site is undertaken. The need for, and scope, of any further archaeological works should be confirmed through consultation with the Local Planning Authority's Archaeological Advisor.

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd, working in partnership with Reports4Planning, were commissioned by Rochemont Ltd in December 2021 to prepare an archaeological desk-based assessment (ADBA) to inform a planning application for the redevelopment of land north of Mellor Street at the junction with College Road in Rochdale (hereafter 'the Site'). The Site is centred on National Grid Co-ordinate 388924, 413245 (Figure 1).

1.2 The Site

- 1.2.1 The Site comprises a plot of formerly developed vacant land (Plate 1-2), approximately 1470 sqm on the corner of Mellor Street to the south west and College Road to the north west. The Site is bounded by the River Spodden to the north east with an industrial warehouse on the opposite bank of the river. To the south east, separated from the Site by an access road, are a short row of terraced houses with a large supermarket and commercial premises beyond. .
- 1.2.2 The Site is primarily flat terrain at a height of 121 m above Ordnance Datum with a raised banking along the north east side. The underlying geology of the Site comprises Pennine Lower Coal Measures (mudstone, siltstone and sandstone) and this is overlain by a superficial deposit of alluvium formed of clay, silt, sand and gravel (British Geological Survey, 2022).

1.3 Aims and Objectives

- 1.3.1 The purpose of this ADBA is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site in order to formulate:
- An assessment of the potential for heritage assets that hold archaeological interest to survive within the area of study;
 - An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests; and
 - Strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined.
- 1.3.2 This assessment has been commissioned to focus solely on determining the archaeological potential of the Site. It does not include an assessment of any potential impacts on the surrounding built heritage and Conservation Areas.

1.4 Regulatory and Policy Context

- 1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.



Plate 1: View across the Site towards the north west



Plate 2: View across the Site towards the east

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England's Historic Environment Good Practice Advice (GPA) in Planning Notes:
 - GPA1 - *The Historic Environment in Local Plans* (2015a);
 - GPA2 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b);
 - GPA3 - *The Setting of Heritage Assets* (2017).
- Historic England Advice Notes:
 - *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage* (2019);
- *Historic Environment* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA, 2019); and
- The Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

2.2 Scope of Assessment

2.2.1 The initial step of the ADBA process is the identification of is the identification of archaeological remains within the area surrounding the Site to understand its archaeological potential. The spatial scope of the assessment was defined by a 500 m study area around the Site.

2.2.2 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE);
- The Greater Manchester Historic Environment Record (GMHER), comprising a database of comprising a database of all recorded archaeological sites, findspots, and archaeological events within the county;
- Greater Manchester Urban Historic Landscape Characterisation (HLC) for Rochdale District (The Greater Manchester Archaeological Unit, 2010);
- Historic manuscripts and maps available online;
- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP);
- Satellite imagery from Google Earth;
- Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations; and
- Observations in the area around the Site were studied

2.2.3 All of the spatial data held by GMHER for the study area was requested, assessed and analysed as part of this assessment. All GMHER data is illustrated on the

accompanying Figure 3, listed in Appendix 3 and referred to, where relevant, in Section 3.

- 2.2.4 A site visit was undertaken during January 2022 in order to assess the general character of the Site, to identify heritage assets not identified through desk-based review. The site visit was undertaken in clear dry weather conditions with good visibility.
- 2.2.5 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Assumptions and Limitations

- 2.2.6 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by GMHER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.2.7 Archival material available online was utilised for the purpose of this assessment. Whilst there may be other material held in private collections, local repositories or the National Archives, it was not possible to view these as part of the assessment.
- 2.2.8 All Ordnance Survey (OS) mapping obtained as part of the assessment are provided in Appendix 4.
- 2.2.9 Due to the character of the Site and its location within a built up area, a review of LiDAR imagery available from the Environment Agency was not considered necessary as part of this assessment. This is due to the built-up character of the surrounding area and the Site having been formerly developed.
- 2.2.10 Aerial photography held at Historic England's archives was not viewed as part of this assessment. No aerial photographs which illustrate the Site clearly were unavailable via the sources listed above due to the technical issues with the sources at the time of the assessment. Satellite imagery was utilised in its place.
- 2.2.11 Whilst sources were reviewed in order to determine and provide geological context for the Site, no borehole data is available from Site to provide a review of the sequence of deposits.
- 2.2.12 A site visit was undertaken as part of this assessment to identify any potential archaeological remains. Despite sufficient access being afforded to the Site, observations are limited since there is the potential for archaeological remains to survive below-ground with no surface indications.

2.3 Assessment of Significance

- 2.3.1 The National Planning Policy Framework (NPPF 2021) recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF 194).
- 2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest. This interest may be archaeological (NPPF):
- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or

potentially holds, evidence of past human activity worthy of expert investigation at some point.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723).

- 2.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 2.3.4 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

3. Historic Environment Baseline

3.1 Introduction

- 3.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 2.
- 3.1.2 In accordance with Step 1 of Historic England's GPA3 (2017) an outline assessment of the historic and archaeological baseline was undertaken to identify the archaeological potential of the Site and assess which could be affected the proposed development.
- 3.1.3 The HER assets are assigned a number with a ID (Identification) prefix within the text, for ease of reference, are depicted on Figure 3 and listed in Appendix 3.
- 3.1.4 The following section should be read in conjunction with
- Figure 2: Previous Archaeological Investigations in a 500 m Study Area;
 - Figure 3: GMHER Monument Data Records in a 500 m Study Area; and
 - Figure 4: Extract from the Parish of Spotland Tithe Map (1845).

3.2 Previous Archaeological Investigations

- 3.2.1 As illustrated on Figure 2, the GMHER records no previous archaeological investigations within the Site. Within the study area the investigations are located within the wider landscape and include both intrusive and non-intrusive investigations.
- 3.2.2 The closest previous archaeological investigation recorded on GMHER comprises an evaluation at Oakenrod Mill, approximately 110 m south west of the Site, undertaken in the early 2000s. The investigation recorded the survival of significant remains of the textile mills that had previously occupied the site with up to five broad archaeological phases of activity were recognised.
- 3.2.3 Where relevant, the results of the previous investigations are discussed below in Section 3.3. They are listed in full in Appendix 2.

3.3 Historic and Archaeological Baseline

Prehistoric and Romano-British

- 3.3.1 There is no known record of Palaeoenvironmental remains within the study area. However, there is an alluvium geological deposits within the Site and it is in close proximity to a water source. Therefore, there is potential for palaeoenvironmental remains within the Site, although the extent is currently unknown.
- 3.3.2 No prehistoric and Romano-British remains recorded within the Site and those recorded within the study area are limited to findspots comprising a:
- Late Neolithic stone adze found in 1905 at the foot of Castle Hill, approximately 450 m south east of the Site (**ID1**);
 - Bronze Age perforated stone axe-hammer found in 1869 in the bed of the old River Roch, approximately 315 m south west of the Site (**ID2**);
 - Late prehistoric quern or stone weight found near Coptrod, in the drift about 2 m below the surface in the late nineteenth century, approximately 270 m north west of the Site (**ID3**); and
 - Roman coin hoard in a small iron box was found in 1804 at underwood, approximately 230 m south west of the Site (**ID4**).

Early Medieval and Medieval

- 3.3.3 As with the earlier periods, there are no GMHER records within the Site and limited GMHER records relating to the early medieval and medieval period in the study area.
- 3.3.4 Evidence of early medieval activity in the study area recorded on the GMHER comprises a non-rotary quern located approximately 200 m south east of the Site (**ID5**) and the ninetieth century battlefield of Kill Dane approximately 390 m to the south east (**ID6**).
- 3.3.5 Whilst there is limited archaeological evidence of the medieval period within the study area, there is evidence in the wider landscape for a stable and growing medieval settlement in the town of Rochdale (The Greater Manchester Archaeological Unit, 2010). Archaeological evidence of this growth include castles, the closest of which comprises Rochdale Castle located approximately 400 m south east of the Site (**ID7**). There is also a record relating to land use surrounding Rochdale which changed from pastoral to arable during the early part of the medieval period (The Greater Manchester Archaeological Unit, 2010). This is demonstrated by the introduction of corn mills, three of which are recorded within the study area:
- Rochdale Mill, approximately 230 m south east of the Site (**ID8**);
 - Town Mill, approximately 230 m south east of the Site (**ID9**); and
 - Oakenrod Mill, approximately 315m south west of the Site (**ID10**).
- 3.3.6 These mills continued in use into the post-medieval period.
- 3.3.7 During the latter half of the medieval period there was a return to pastoral farming with an emphasis of sheep-rearing (The Greater Manchester Archaeological Unit, 2010). During this period the Site may have been in agricultural use; it is depicted on later post-medieval mapping as undeveloped land (Figure 4).

Post-Medieval and Twentieth Century

- 3.3.8 As a market town, Rochdale was supplied by satellite hamlets and saw the introduction of wool and cloth mills in the area. By the eighteenth century Rochdale was established as a centre of the woollen trade. There are GMHER records relating to such activity in the study area (**ID11-ID20**). Of these, four are depicted on later OS maps as enclosing the Site. These comprise:
- Red Brook Mill, approximately 40 m to the south west (**ID11**);
 - Site of Sunny Brook Mill, approximately to the 50 m south east (**ID12**);
 - Mitchell Hey Mills (also known as Spodden Mill), approximately to the 60 m north east (**ID13**) and
 - Site of Oak Mill, approximately 65 m south of the Site (**ID14**).
- 3.3.9 Further GMHER records recorded within the study area to Coptrod House approximately 290 m west of the Site (**ID21**) and the Second Rochdale Grammar School approximately 475 m to the east (**ID22**).
- 3.3.10 As part of the expansion of Rochdale and the surrounding hamlets, transportation methods were developed within the area, including canals, rails and roads (The Greater Manchester Archaeological Unit, 2010). Within the study area the Bus and Tram Terminus constructed in 1904 is located approximately 440 m north west of the Site (**ID23**).
- 3.3.11 Aforementioned, the 1845 Parish of Spotland Tithe Map (Figure 4) illustrates the Site comprising part of an undeveloped plot of land. Whilst Tithe Apportionment details are provided for Spottin Mill (later recorded/known as Spodden Mill) to the north, no known

information was available for the Site.

Cartographic Review

- 3.3.12 OS mapping (Appendix 4) depicts the gradual development of the Site.
- 3.3.13 As with the 1845 Tithe map, the 1851 OS map illustrates the Site as part of an undeveloped plot of land south of the River Spodden with College Road along the north west boundary. Spodden Mill is recorded on the map to the north east of the Site on the opposite river bank.
- 3.3.14 By the publication of the 1890 OS map, the Site and surrounding area had been extensively developed with multiple mills established. The eastern extent of the Site is developed with an L-shaped building running on along the south east boundary and half of the north east boundary. This building extends south eastwards out of the Site and the nature of it is not recorded, but its scale and location would indicate that it is associated with the surrounding mills, most likely Sunny Brook Mills which it adjoins to the south east of the Site. As part of the development shown on this map, Mellor Street has been established, and is noted on the OS map as being called Bridge Street.
- 3.3.15 The 1908-1909 OS map illustrates that the western extent of the Site had been developed with a building depicted running along the north west boundary. There is a small area located between the additional building and the late nineteenth building which is not developed. The subsequent 1910 OS map shows the Site in more detail, and illustrates that the building on the north west boundary is a terrace row of buildings, likely in residential use, with gardens to the rear. An access road appears to run north east to south west to the rear of the gardens, with the late nineteenth building in the south eastern extent of the Site labelled as a warehouse. The land between the warehouse and the access road is still undeveloped and would have most likely been used to facilitate the warehouse as a yard.
- 3.3.16 The 1954-1956 OS map is the first to depict the use of the name Mellor Street in reference to the street bordering the Site. The buildings remained within the Site with no alterations depicted on the OS mapping until the 1957-1959 OS map. This map shows that small structure has been placed at the rear of each plot of land for the residential buildings along the north west boundary. Additionally, a new access point is established on the south west boundary closer to the warehouse. The land between the residential buildings and warehouse noted as sloping downwards from the west to the east and the new access road.
- 3.3.17 By the publication of the 1985-1990 OS map, the residential buildings along the north west boundary had been demolished. The buildings are likely to have been removed during the late 1970s to mid-1980s. No further alterations are depicted within the Site on the OS maps until the removal of the warehouse building in the eastern extent of the Site in the early twenty-first century. Following the demolition of the buildings, the Site has remained as an undeveloped plot of land.

3.4 Summary of Previous Impacts

- 3.4.1 It is considered that construction and development of the Site in the nineteenth century is likely to have had a significant adverse impact upon any earlier archaeological remains within the Site. The buildings recorded within the Site were located along the north west boundary and the south east half of the Site. It is considered that their construction would have included extensive below ground disturbance, in the form of foundations and utilities for the buildings.
- 3.4.2 There was a small part of land in the north west which appears to have been used for access to the buildings. Whilst it is unknown how this part of the Site has been treated, it is anticipated that it would have been subject to minimal disturbance compared to

the remainder of the Site.

- 3.4.3 It is unclear as to the nature of the earthwork along the north east boundary of the Site and its relationship to the previous disturbance of the Site. But is most likely related to the clearance of the Site and may contain rubble from the now demolished buildings.

3.5 Summary of Potential Heritage Constraints

Designated

- 3.5.1 The assessment undertaken above has identified no known designated archaeological remains that would be directly affected or their heritage significance harmed by the proposed redevelopment

Potential

- 3.5.2 Based on the historic environment baseline presented above, the potential for archaeological remains is as follows:
- Based on the archaeological baseline presented above, the Site is considered have a negligible potential for archaeological remains of prehistoric date, early medieval and medieval date. Any remains within the Site are likely to comprise stray artefacts and would typically be of low heritage significance.
 - High potential for archaeological remains dating to the post-medieval period and twentieth century. Any remains are likely to relate to industrial activity and would be of low local heritage significance. These are likely to be structural remains associated with the demolished buildings formerly recorded within the Site.

4. Statement of Impact

4.1 Introduction

- 4.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to archaeological constraints.

Scheme Proposal

- 4.1.2 The proposed development of the Site is for a single commercial building approximately 170 sqm in plan, surrounded by hardstanding used for access and car parking. The north and west side of the Site will be subject to landscaping. Along the west side this would comprise vegetation in the form of hedges and trees. Whilst along the north the landscaping will comprise a transition strip with trief kerb to road edge and open fencing along the top.

4.2 Assessment of Proposal

- 4.2.1 Any direct physical impact to archaeological remains within the Site, if present, would primarily result from groundworks associated with construction. On-site activities which are likely to affect the archaeological resource could comprise the following:
- Pre-construction impacts associated with ground investigation works;
 - Construction ground works, including stripping and excavation associated with the foundations;
 - Ground reduction/landscaping; and
 - Excavation of new service trenches and drainage (including soakaways), as required.
- 4.2.2 The proposed building would overlap the building previously recorded within the eastern extent of the Site and the parcel of land which was used to service the building. The construction of the previous building would have caused extensive disturbance/truncation to any earlier archaeological remains within the Site. Additionally, the removal of the building in the twenty-first century is anticipated to have resulted in the extensive removal of any foundations associate with the building. Whilst there is a potential for archaeological remains to have survived within the part of land which was not built on, the potential is extremely negligible and any finds would be low significance.

5. Conclusion

- 5.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify known and potential heritage assets of archaeological interest within the Site which could be affected by the proposed scheme. Any effects of this development upon the significance of the buried archaeological resource will be a material consideration in the determination of the planning application.
- 5.1.2 The Site contains no designated archaeological heritage assets and there will be no direct impact to any designated heritage assets.
- 5.1.3 This desk based assessment considers that there is a negligible potential of any remains dating to before the post-medieval period to be present within the Site. It is considered that there is a high potential for remains relating to industrial Rochdale, specifically the development associated with historic mills which were previously located adjacent to the Site. Any surviving remains within the Site would likely to be structural remains associated with the demolished buildings.

Recommendations

- 5.1.4 Based upon the results of the desk based assessment it is likely that further archaeological investigation may be required to mitigate the impact of the proposed scheme upon archaeological remains that could be up to local importance. It is considered that a programme of watching brief undertaken during the groundworks of the Site is undertaken, in line with NPPF.
- 5.1.5 The need for, and scope, of any further archaeological works should be confirmed through consultation with the Local Planning Authority's Archaeological Advisor.

6. References

6.1 Bibliography

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The Greater Manchester Archaeological Unit. (2010). *Greater Manchester Urban Historic Landscape Characterisation: Rochdale District Report*

6.2 Cartographic Sources

Parish of Spotland in Rochdale (available at: <https://www.thegenealogist.co.uk/>)

All OS mapping was obtained at www.emapsite.com/ and provided in Appendix 4. The blue line illustrated on these maps is not representative of the Site boundary.

Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department for Digital, Culture, Media and Sport), as advised by Historic England, is required for any works.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/197).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 199/200).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 203).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

Local Plan

The Site lies within the unitary authority of Rochdale Borough Council. Relevant planning policy is contained within the Rochdale Core Strategy, adopted October 2016. This plan sets out the long-term vision and objectives for the area covered by Rochdale

Borough Council for the plan period up to 2028. Policy relating to the Historic Environment comprises Policy 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:*
 - 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 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;*
 - c. *Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and*

Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

Appendix 2: Gazetteers

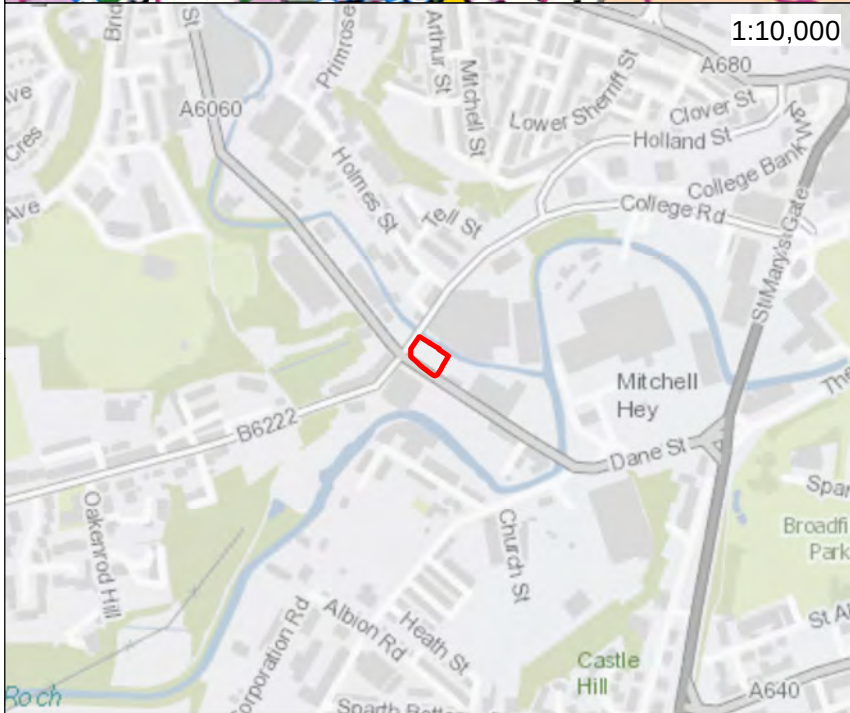
Table 2: Gazetteer of Non-Designated Heritage Assets

ID	Period	Name	GMHER Ref.	Easting	Northing
1	Late Neolithic	Adze, Castle Hill (findspot)	2479.1.0	389100	412800
2	Bronze Age	Perforated Stone Axe-Hammer (Bronze Age) (findspot)	2734.1.0	388700	413000
3	Prehistoric (date unknown)	Quern (findspot)	722.1.0	388600	413300
4	Romano-British	Coin Hoard (at Underwood) (findspot)	2634.1.0	388750	413070
5	Early medieval	Non-rotary Quern, Dane Street (findspot)	711.1.0	389050	413050
6	Early medieval	Kill Dane (site of battle)	2478.1.0	389170	412910
7	Medieval	Rochdale Castle (site of)	2473.1.0	389120	412860
8	Medieval	Rochdale Mill (documentary reference to)	2407.1.0	389000	413000
9	Medieval Post-medieval	Town Mill (documentary reference to)	2456.1.0	389000	413000
10	Medieval Post-medieval	Oakenrod Mills (site of)	2740.1.0	388700	413000
11	Post-medieval Twentieth century	Red Brook Mill	5053.1.0	388890	413190
12	Post-medieval Twentieth Century	Sunny Brook Mill (site of)	5051.1.0	388980	413200
13	Post-medieval Twentieth Century	Mitchell Hey Mills (Spodden Mill)	5050.1.0	388990	413290
14	Post-medieval Twentieth Century	Oak Mill (site of)	5052.1.0	388960	413150
15	Post-medieval Twentieth Century	Bridgefield Street Mill (site of)	5381.1.0	388940	413090
16	Post-medieval	Oakenrod Mill (site of)	5054.1.0	388740	413060
17	Post-medieval	Spotland Textile Finishing Works	5061.1.0	388710	413540
18	Post-medieval Twentieth Century	Standard Mill (site of)	2388.1.0	388700	412900
19	Post-medieval	Spotland New Mill/Spotland Works/Spodden Works (Dexine Works) (site of)	5060.1.0	388750	413660
20	Post-medieval Twentieth Century	Alexander Drew Mill/Mellor Street Mill (site of)	5063.1.0	388550	413610
21	Post-medieval	Coptrod House (site of)	2742.1.0	388610	413310
22	Post-medieval	Second Rochdale Grammar School (Site of)	2732.2.0	389410	413090
23	Twentieth Century	Bus and Tram Terminus (former)	693.1.0	388660	413630

Table 3: Gazetteer of Archaeological Investigations

GMHER Ref.	Name	Type	Easting	Northing
EGM3405	Castle Hill House	Evaluation	389130	412870
EGM3224	Rochdale Castle	Excavation	389120	412860
EGM4655	Oakenrod Mill	Evaluation	388760	413080
EGM3847	Alexander Drew Mill, Spotland, Roachdale	Building Recording	388555	413651
EGM3837	Spotland Works, Rochdale	Building Recording	388751	413667
EGM4536	Rochdale Bridge, Rochdale	Desk-Based Assessment	389460	413200

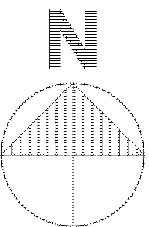
Appendix 3: Figures



KEY



Site



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Land at the corner of Mellor Street and College Street, Rochdale -
Archaeological Desk-Based
Assessment

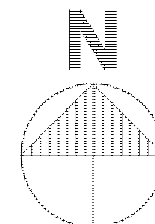
Figure 1: Site Location

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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KEY

-  Site
-  500m Study Area
- Previous Archaeological Investigations*
-  Excavation
-  Evaluation
-  Building Recording
-  Desk-Based Assessment

The data illustrated in this figure was obtained from Greater Manchester HER on 10.12.2021.



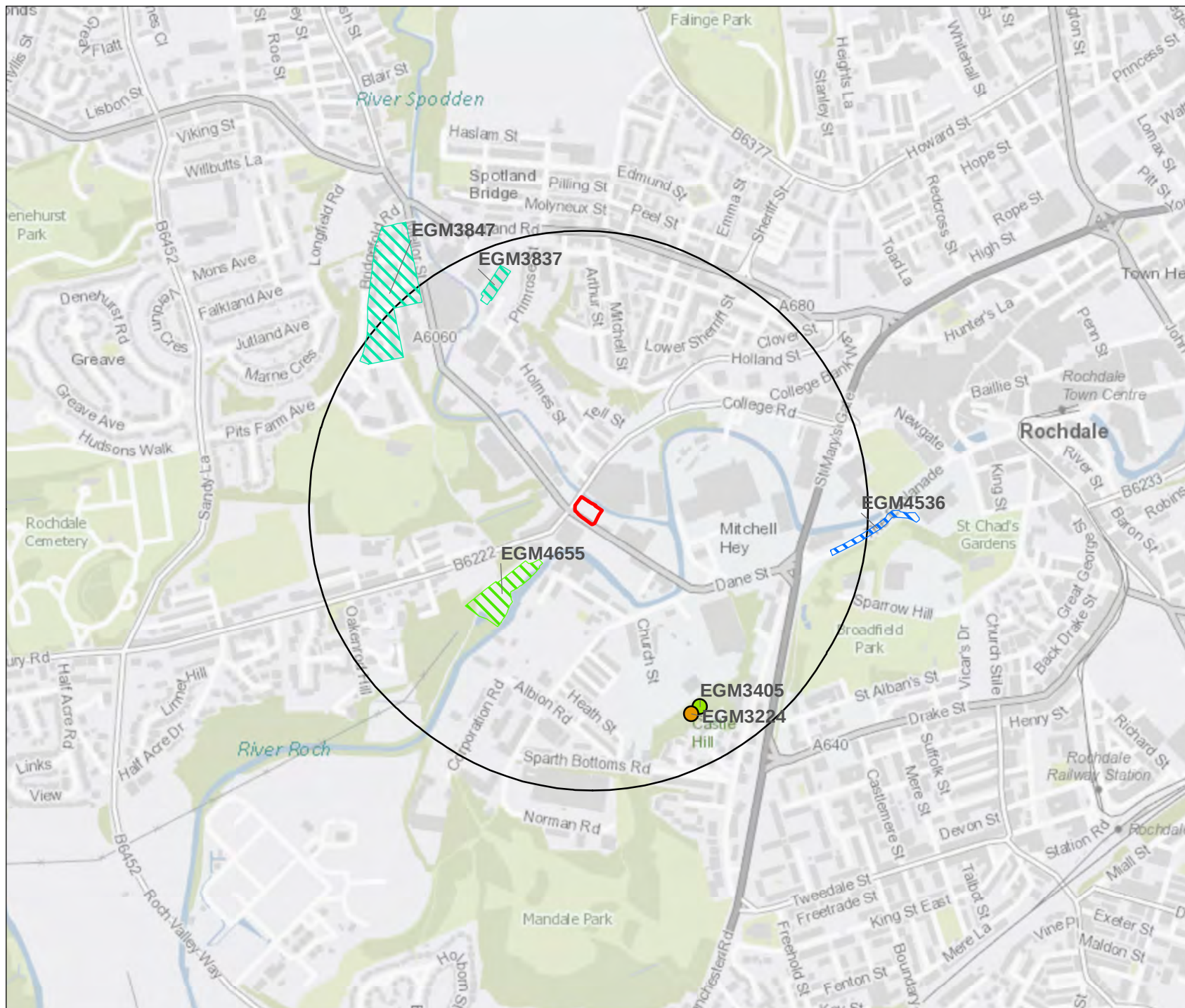
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Land at the corner of Mellor Street and College Street, Rochdale - Archaeological Desk-Based Assessment

Figure 2: Previous Archaeological Investigations in a 500 m Study Area

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KEY

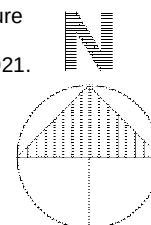
 Site

 500m Study Area

GMHER Monuments by Period

-  Late Neolithic
-  Bronze Age
-  Prehistoric (date unknown)
-  Romano-British
-  Early medieval
-  Medieval
-  Post medieval
-  Twentieth century

The data illustrated in this figure was obtained from Greater Manchester HER on 10.12.2021.



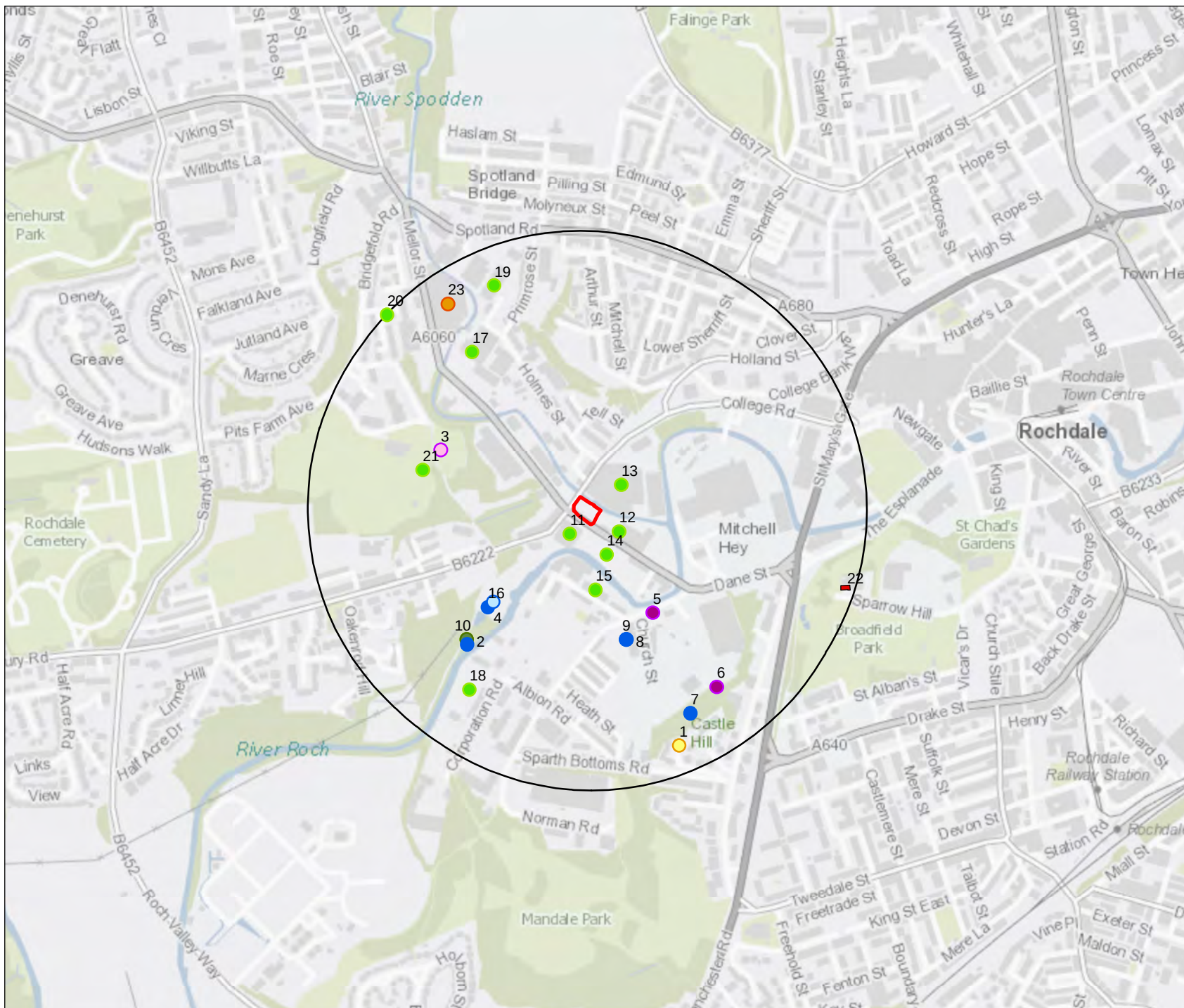
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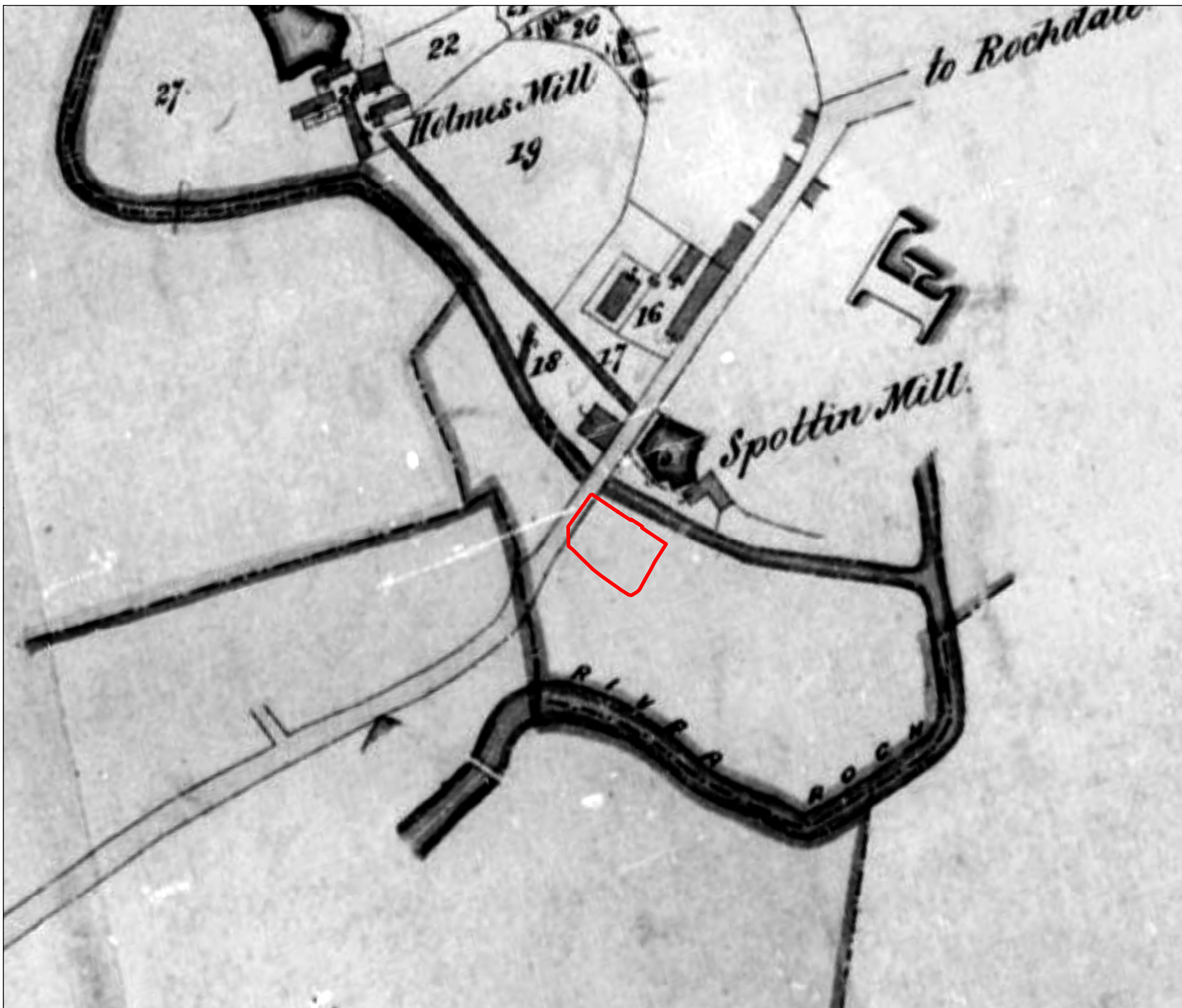
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Land at the corner of Mellor Street and College Street, Rochdale - Archaeological Desk-Based Assessment

Figure 3: GMHER Monument Data Records in a 500 m Study Area

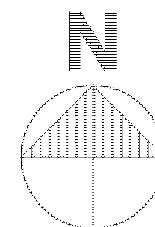
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KEY

 Site



0 25 50 75 100 125 m

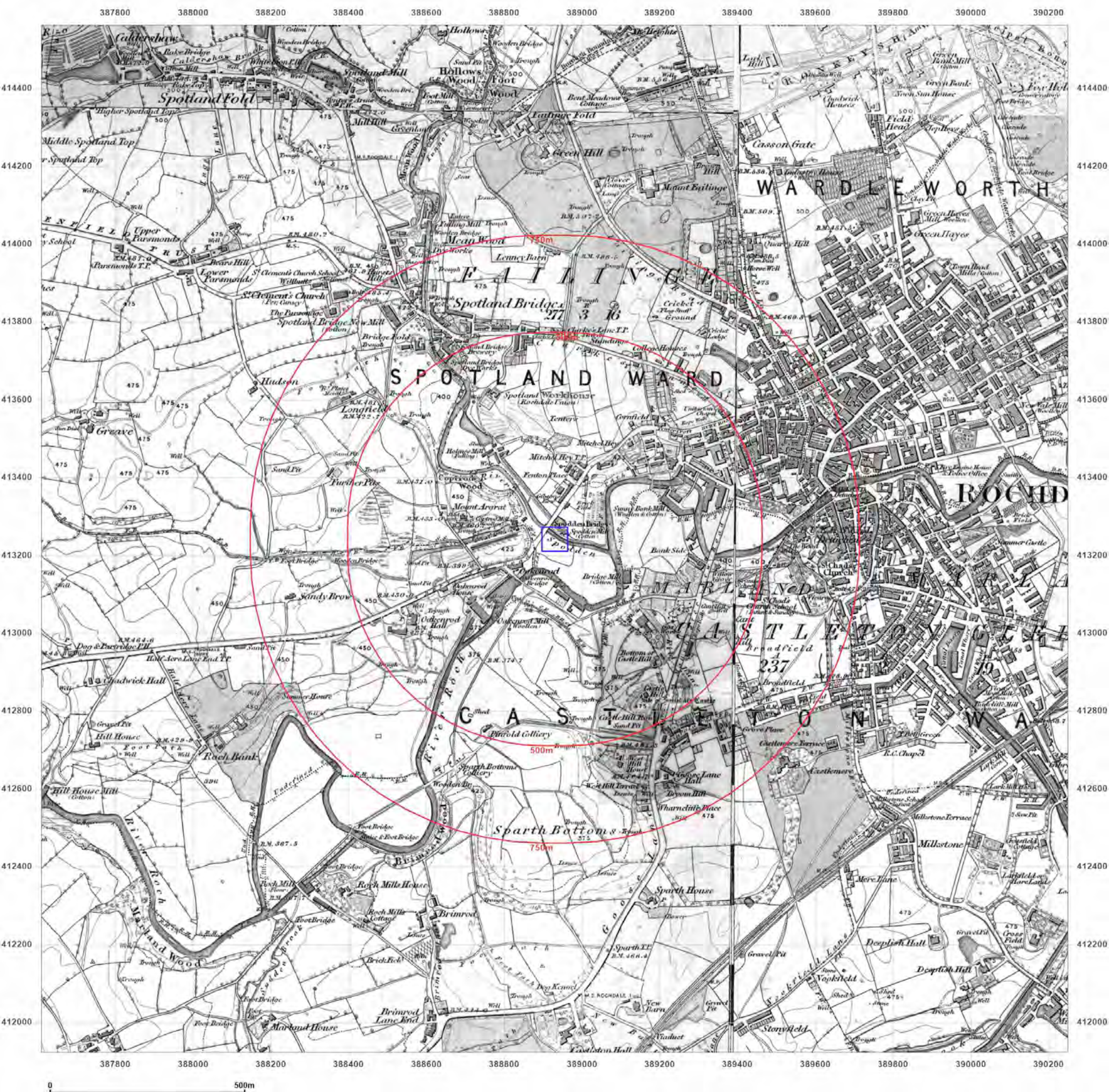
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Land at the corner of Mellor Street
and College Street, Rochdale -
Archaeological Desk-Based
Assessment

Figure 4: Extract from the Parish of
Spodden Tithe Map (1845)

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Appendix 4: Ordnance Survey Mapping



Site Details:

Client Ref: EMS_750580_975619
Report Ref: EMS-750580_975619
Grid Ref: 388929, 413242

Map Name: County Series

Map date: 1851

Scale: 1:10,560

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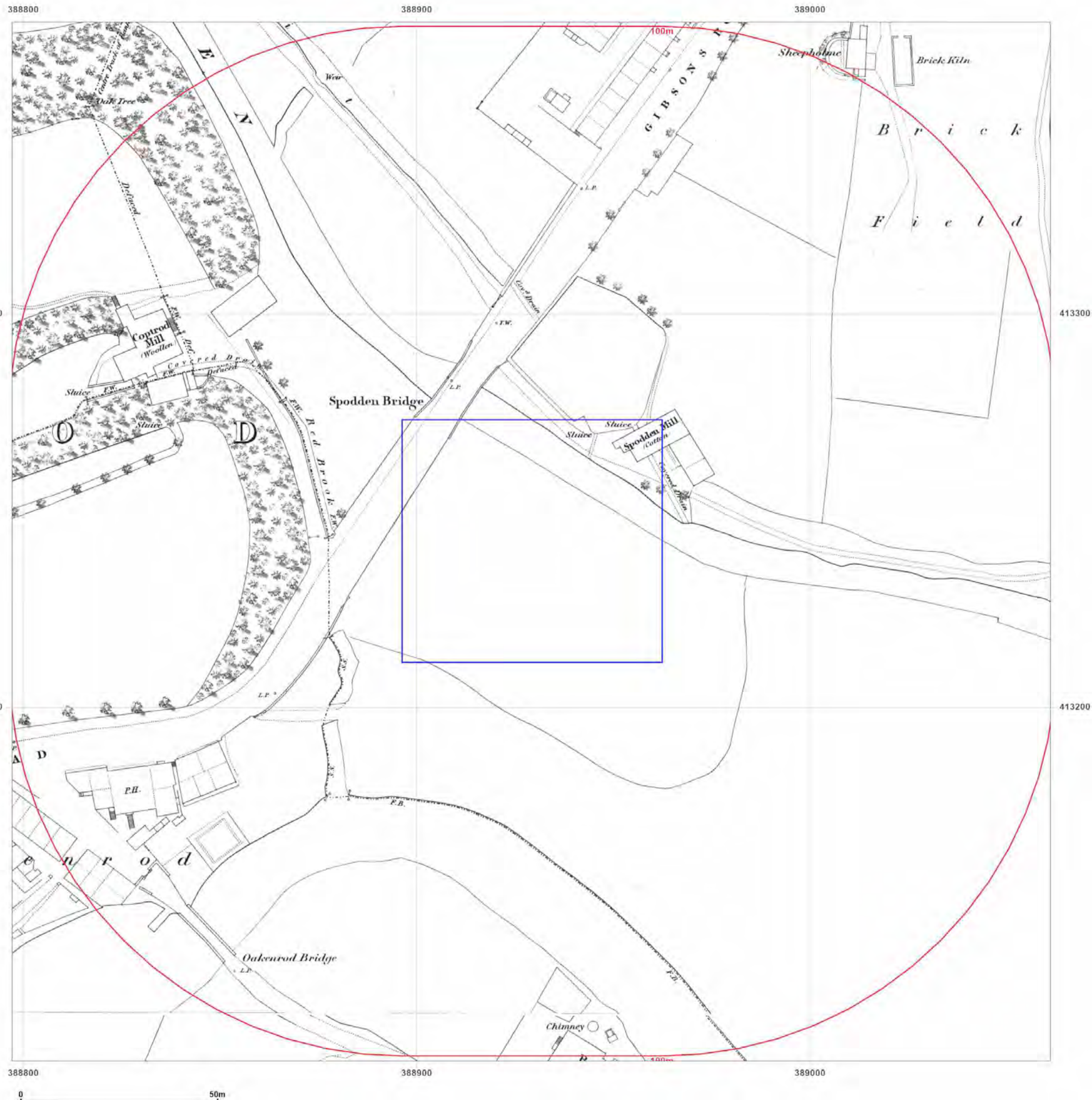


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Report Ref: EMS-750580_975619
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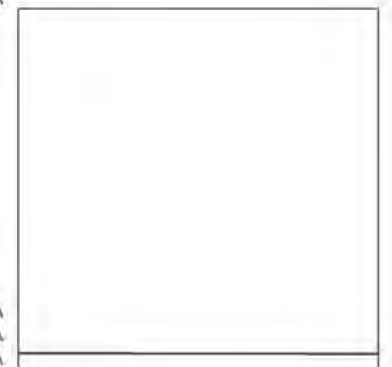
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Report Ref: EMS-750580_975619
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Map Name: County Series

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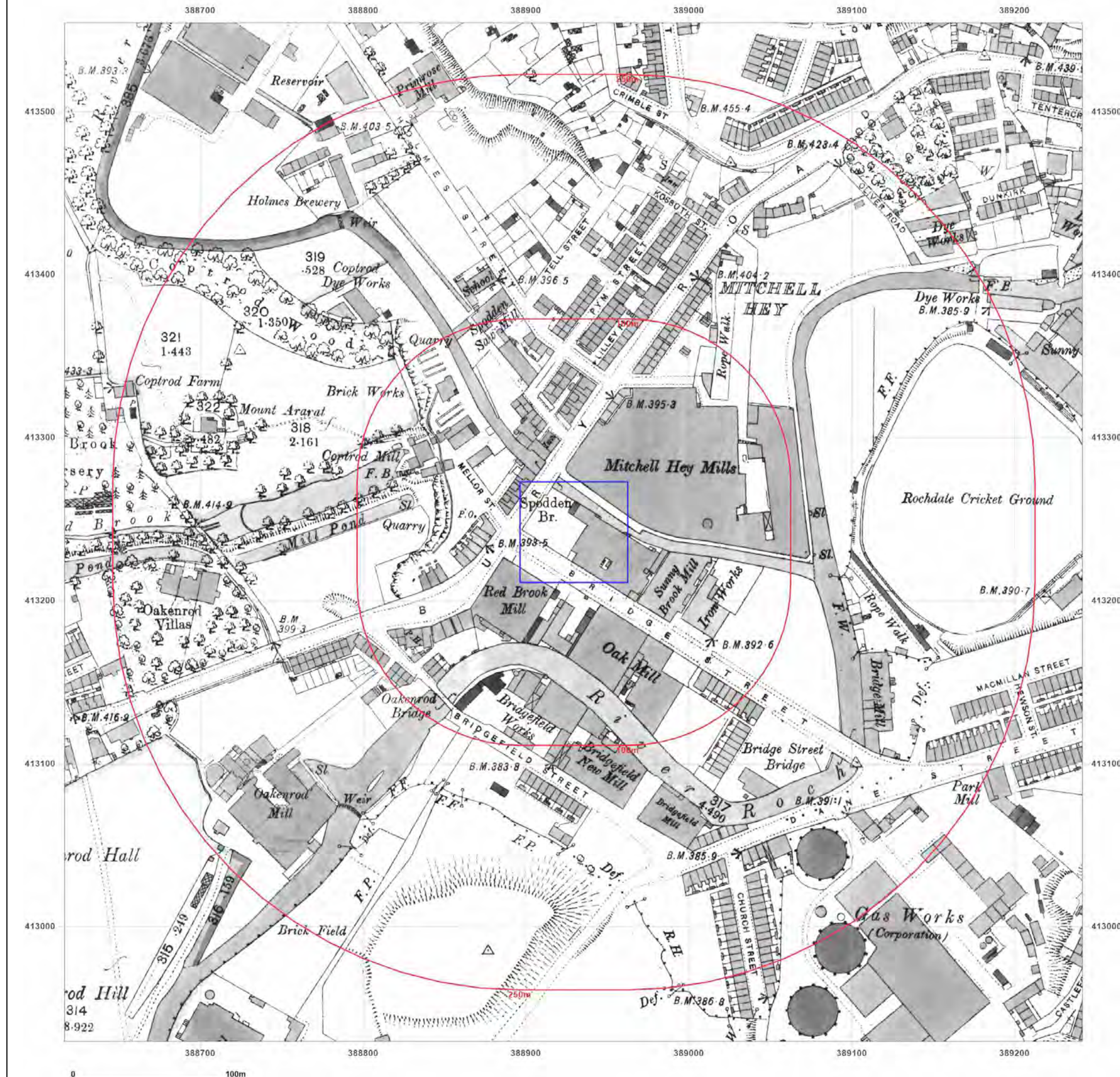


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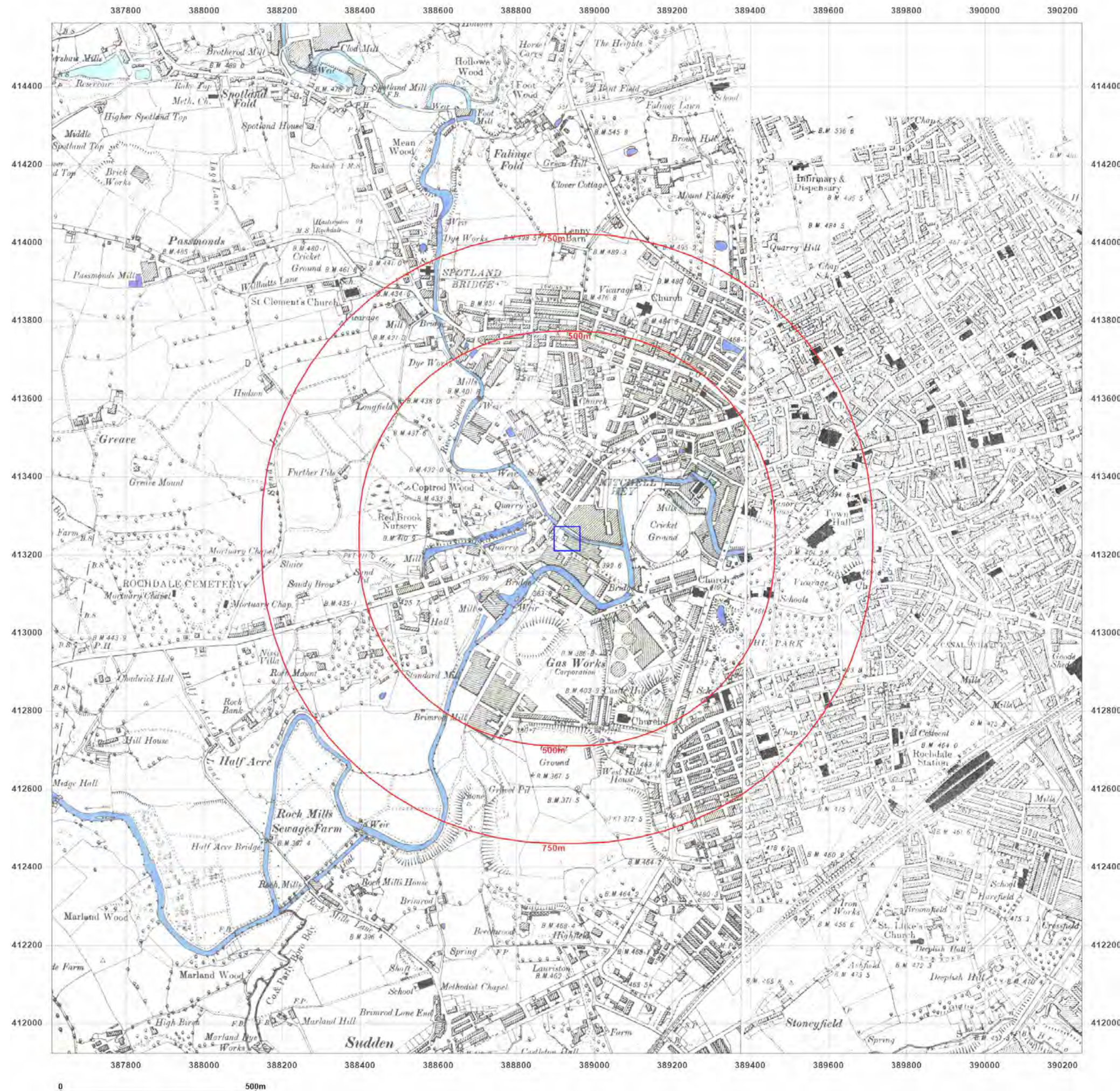


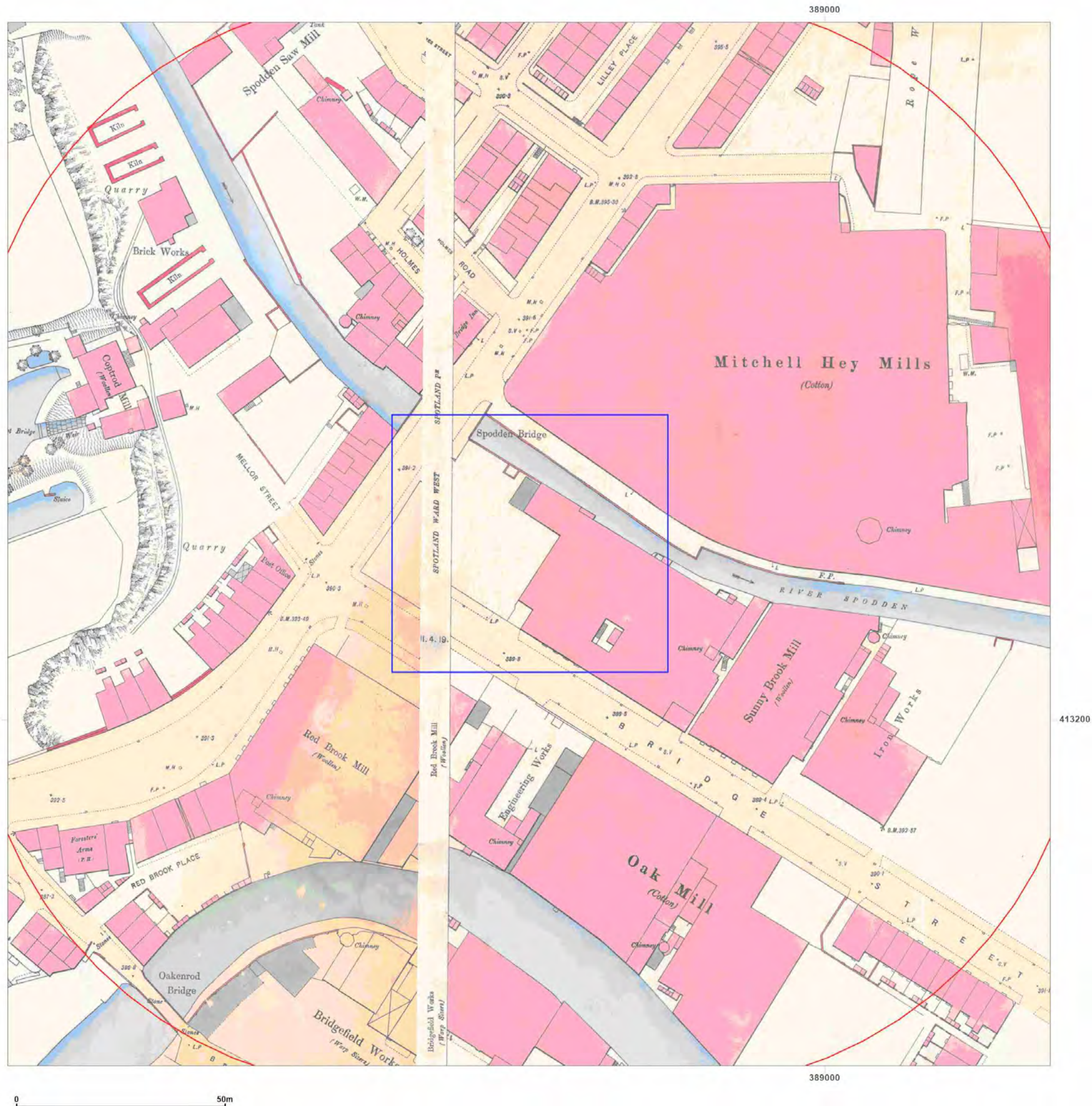
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Map Name: County Series Town Plan

Map date: 1892

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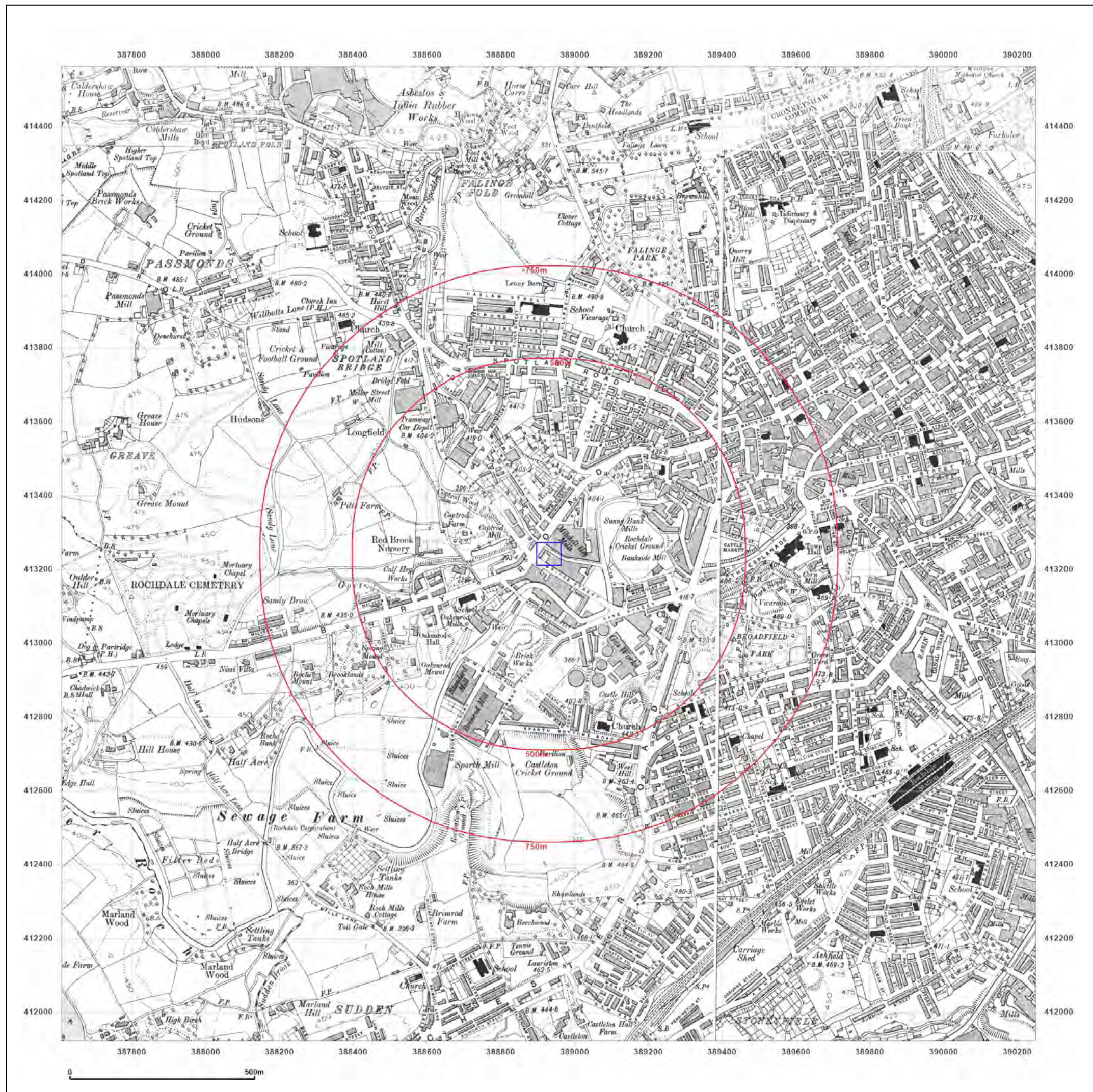


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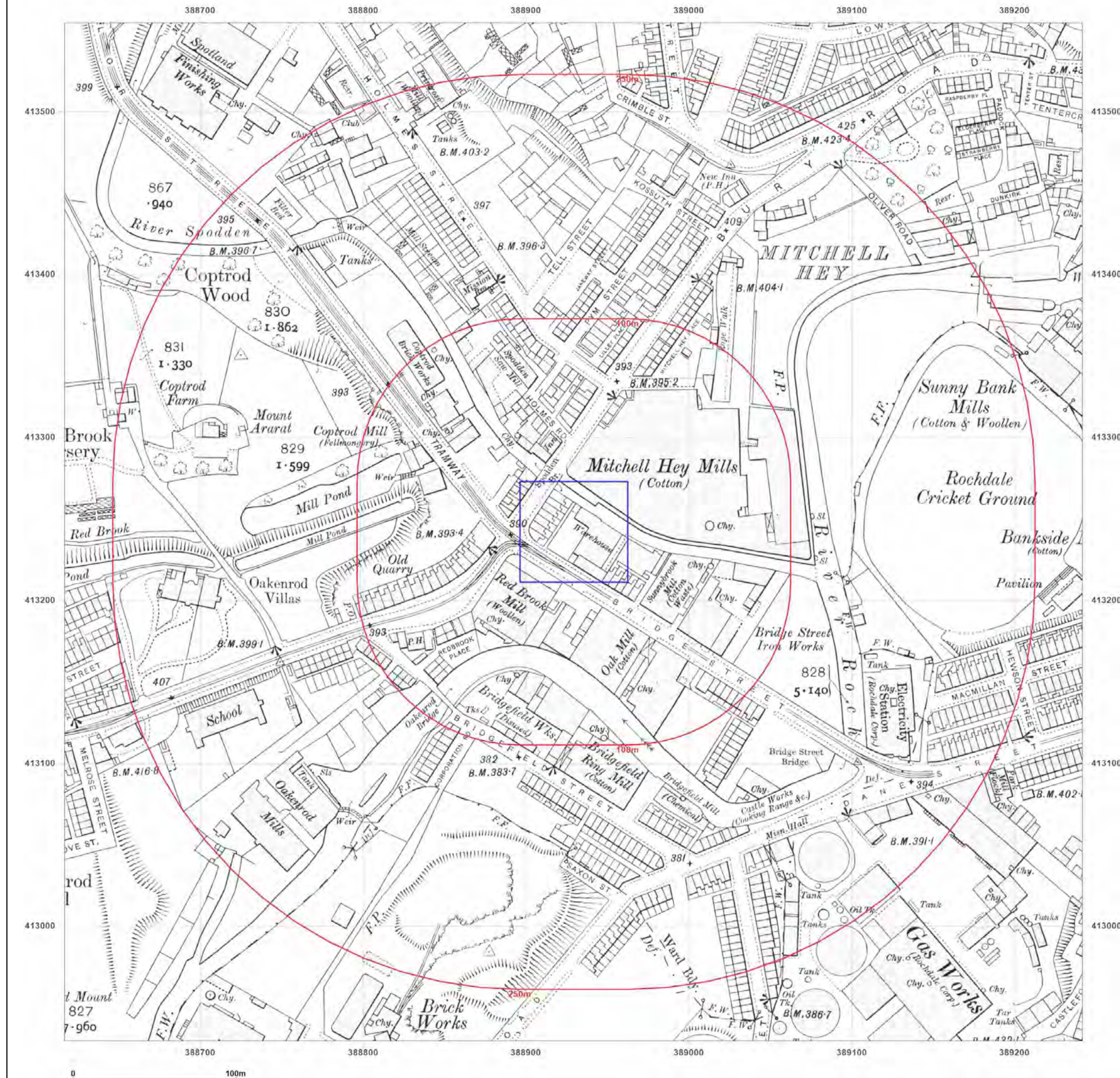


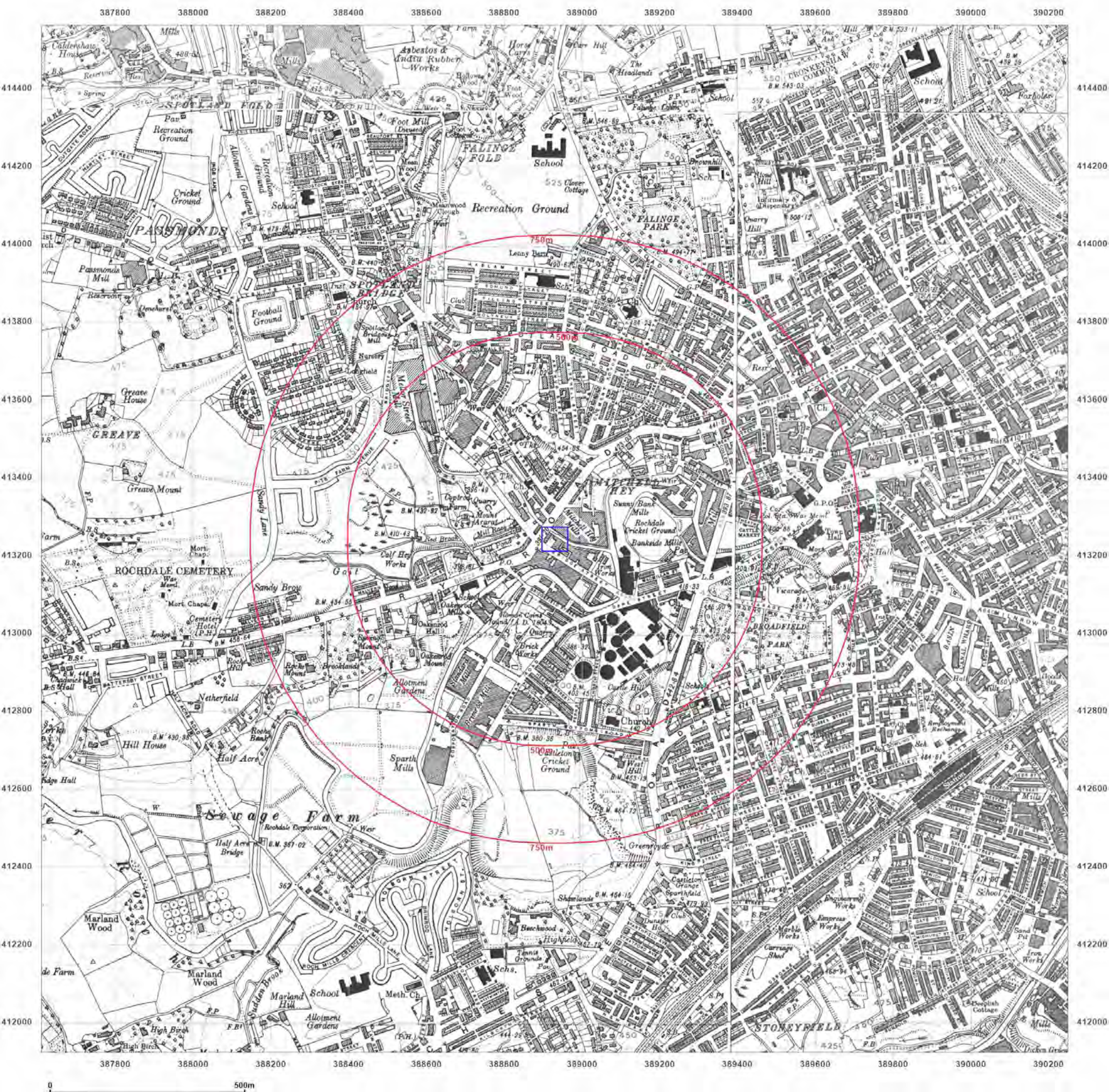
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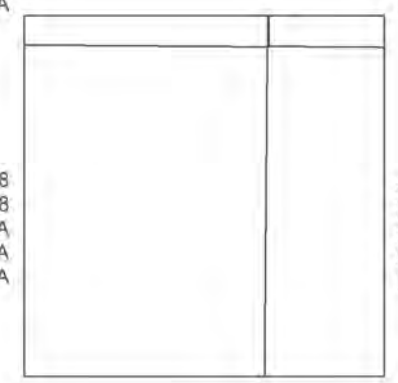
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Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 1957-1959

Scale: 1:1,250

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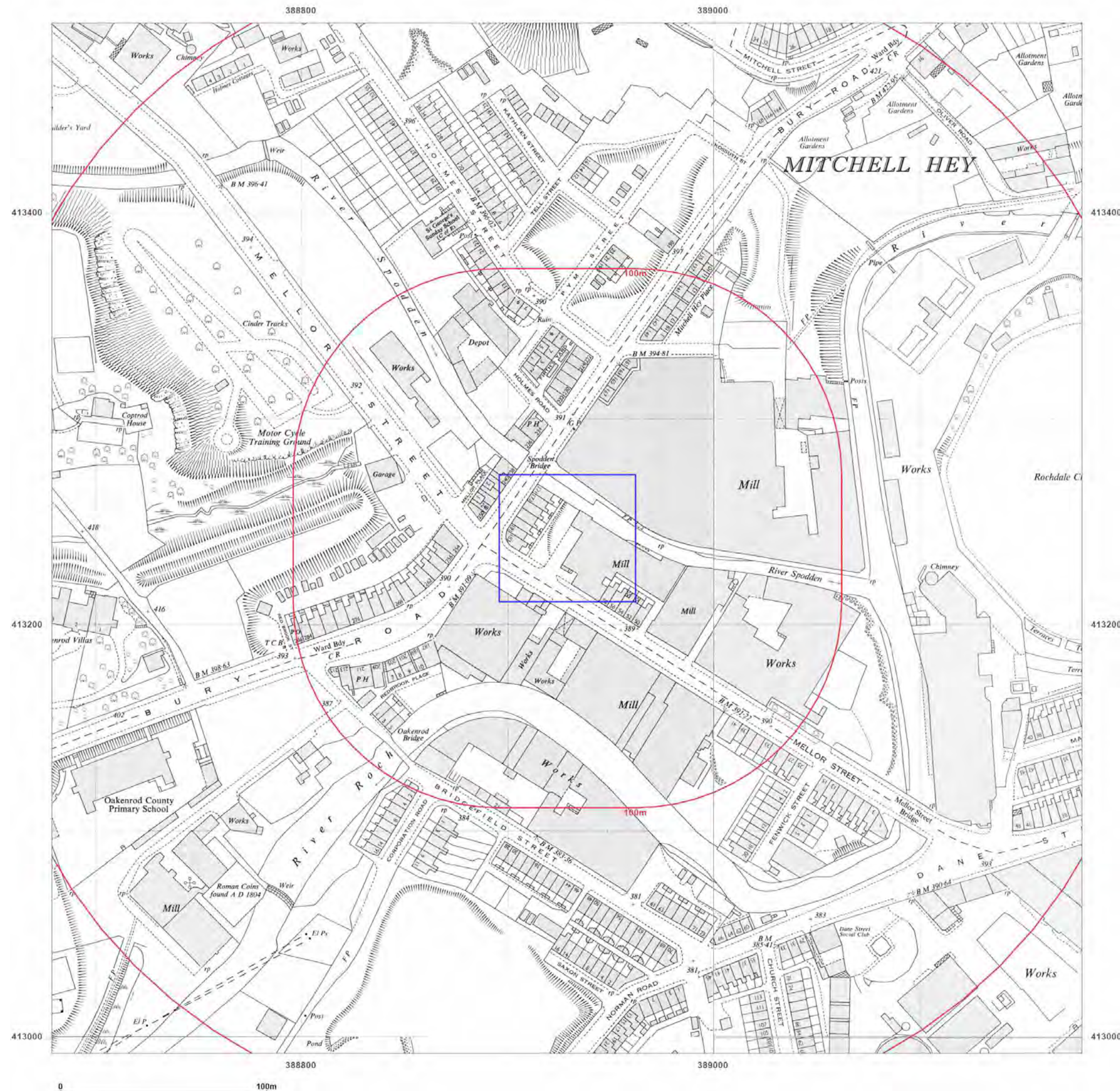


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Map Name: National Grid

Map date: 1958-1959

Scale: 1:2,500

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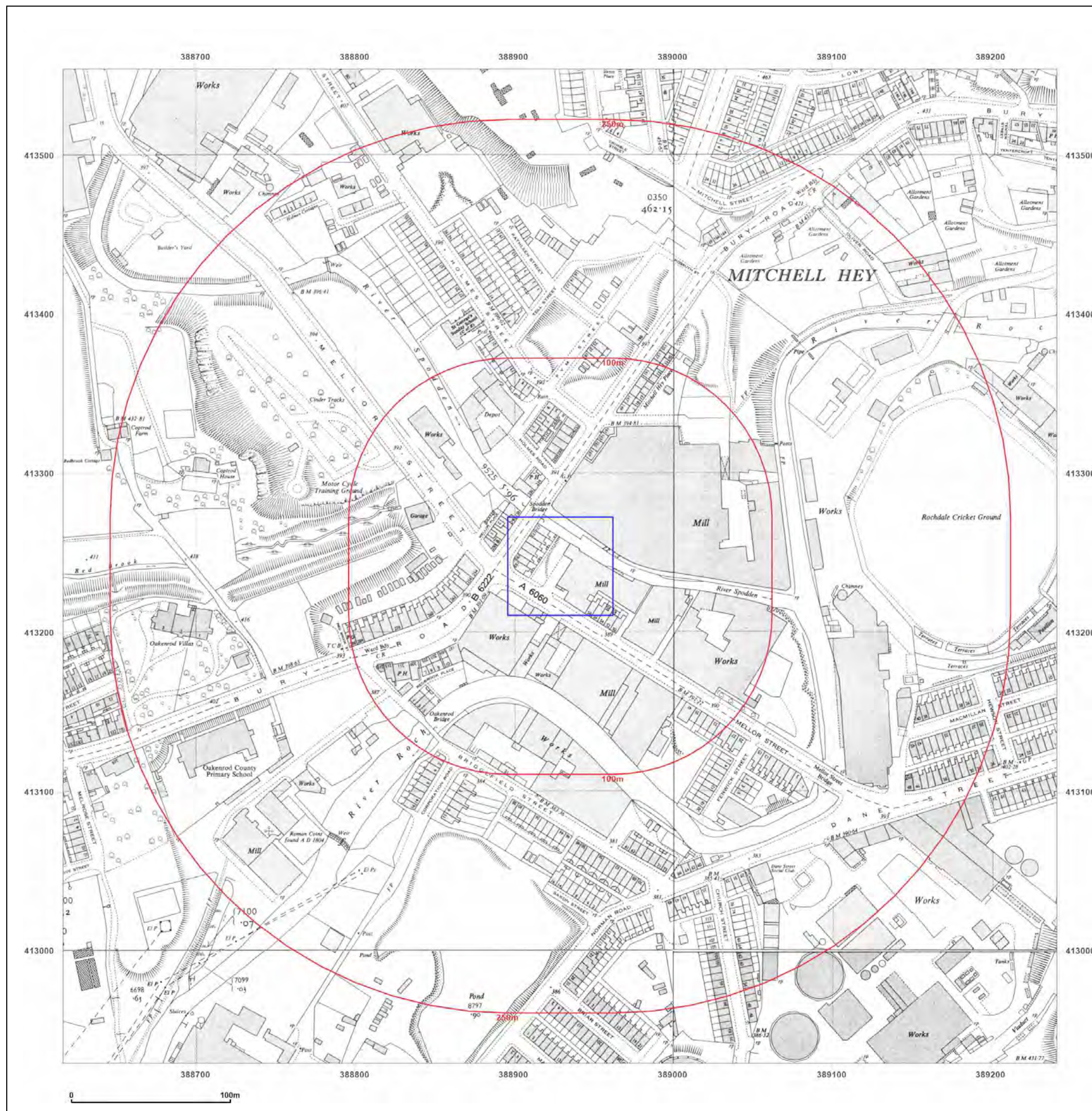


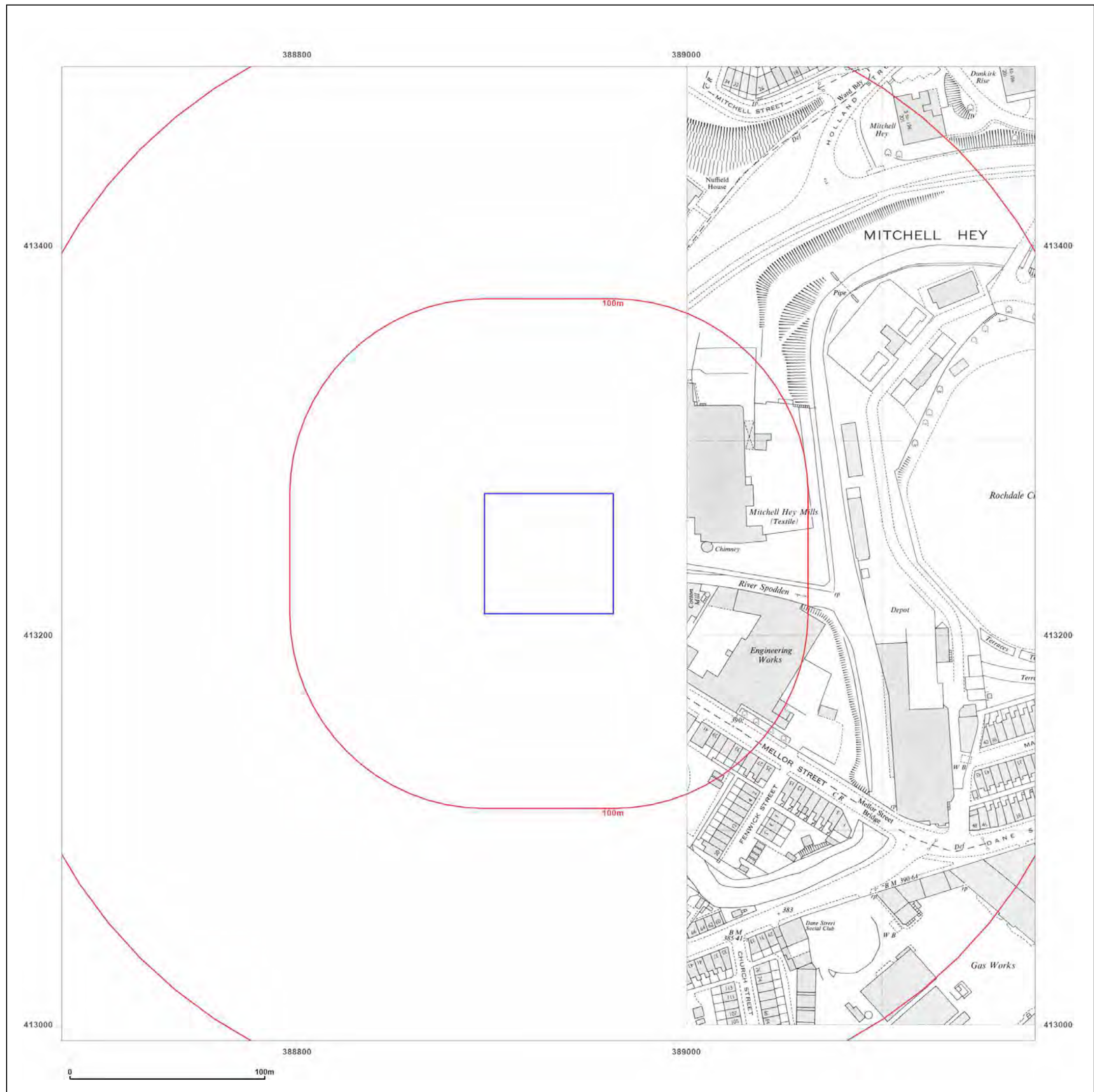
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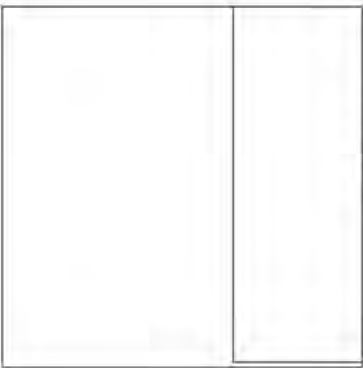




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Map Name: National Grid
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Map Name: Provisional

Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



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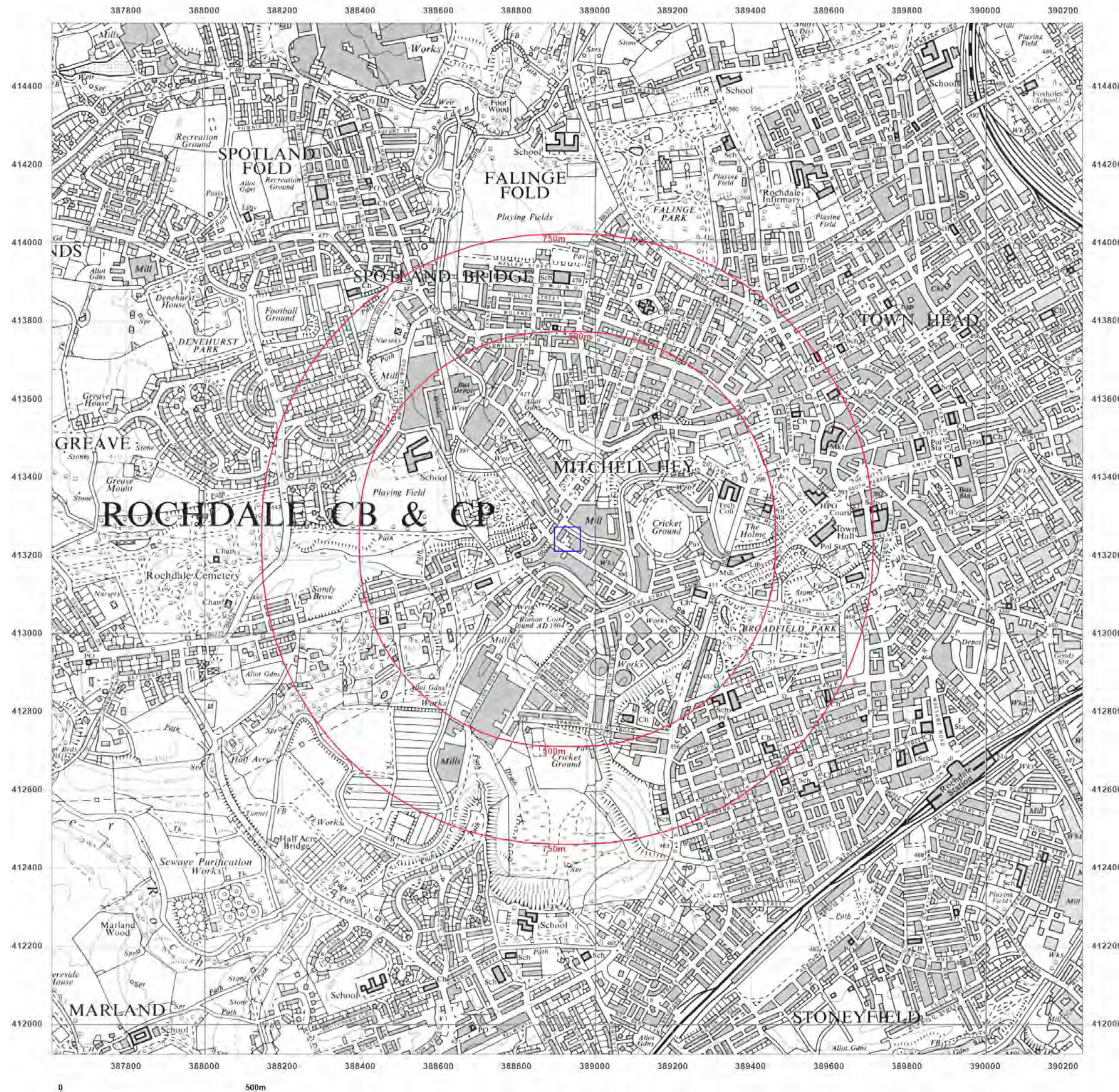


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Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 1973-1975

Scale: 1:1,250

Printed at: 1:2,000



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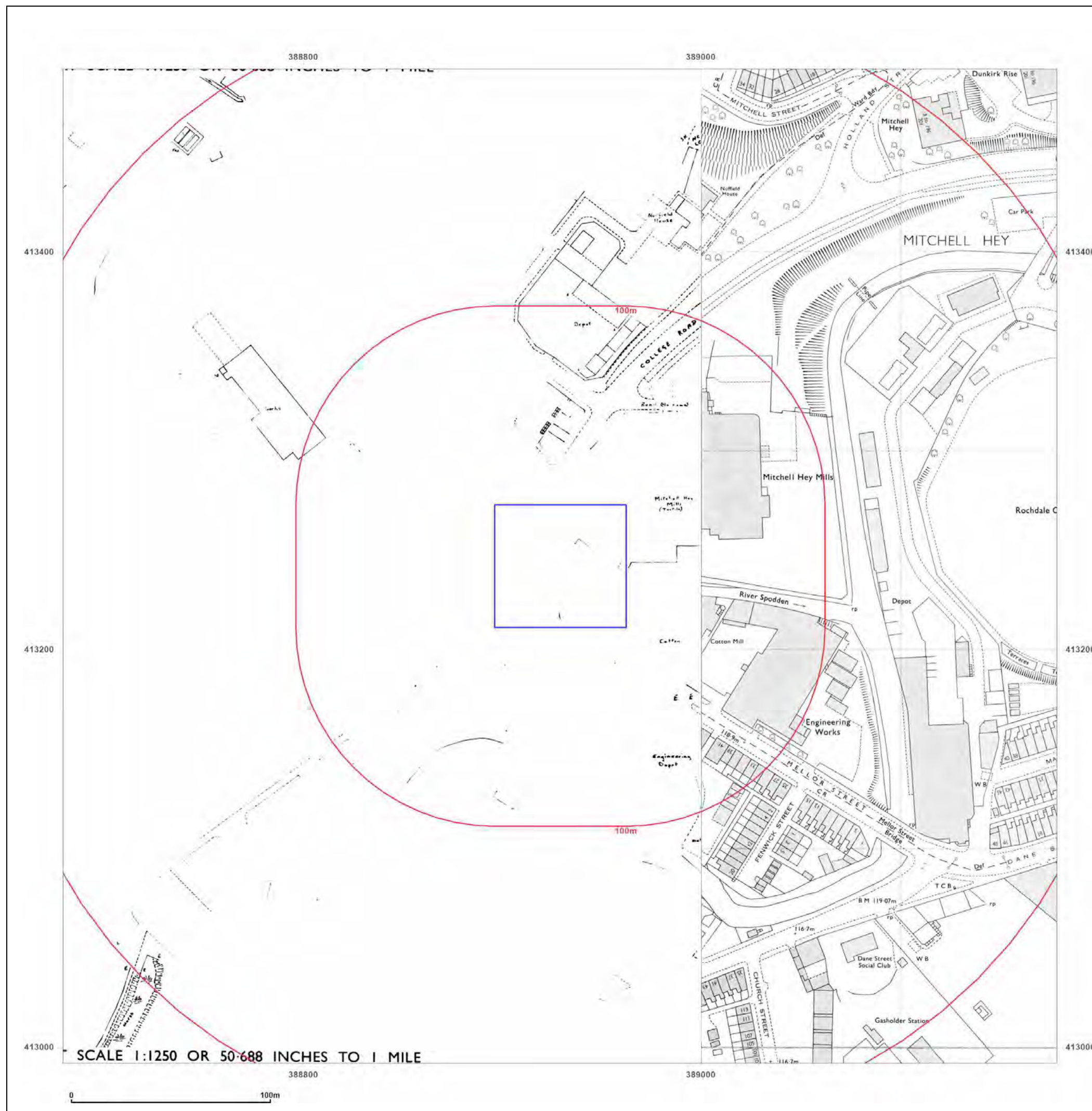


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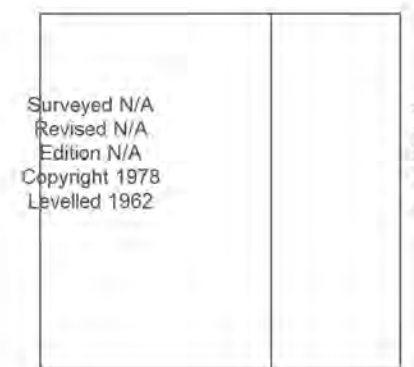
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Map Name: National Grid

Map date: 1975-1978

Scale: 1:1,250

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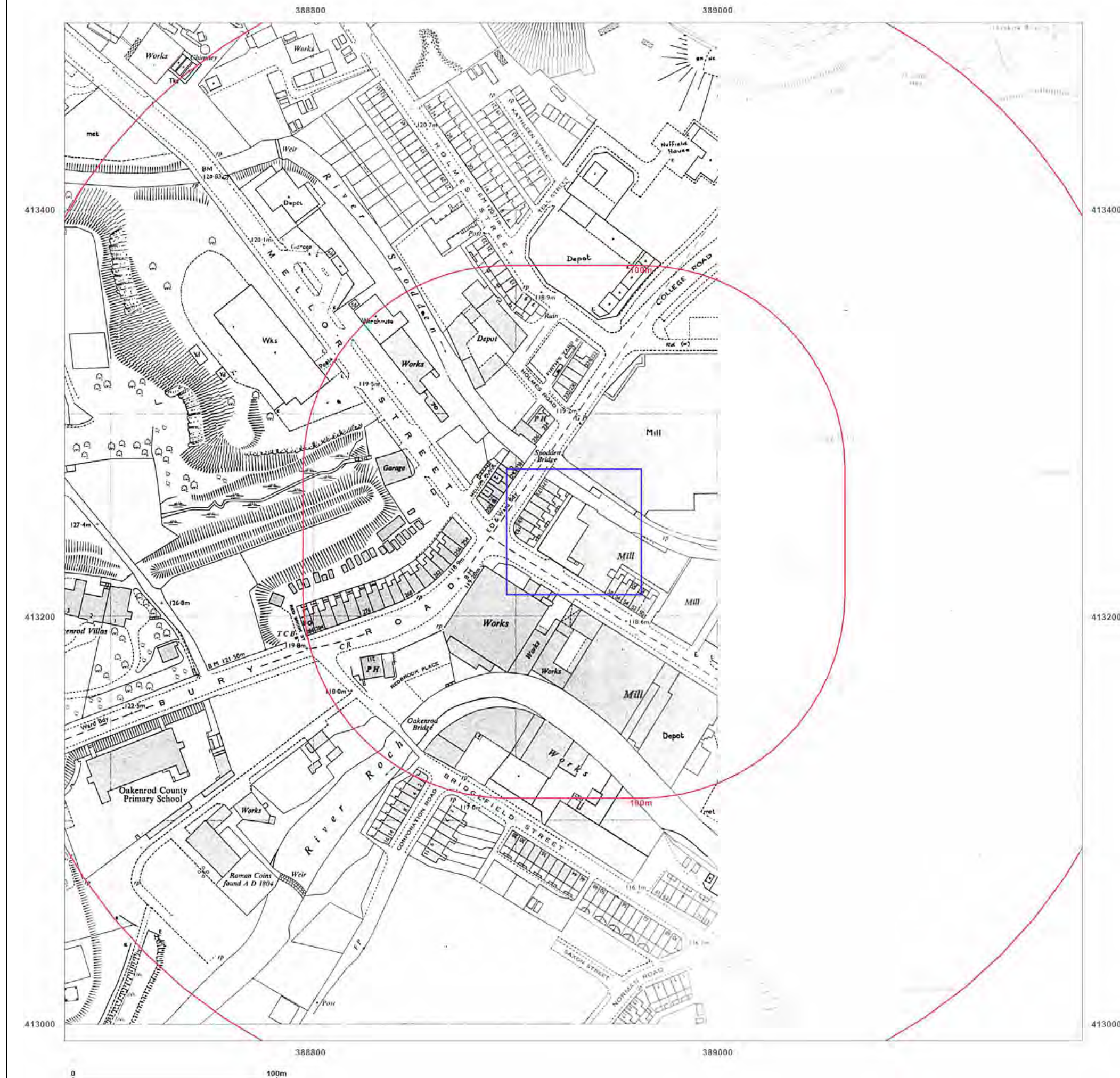


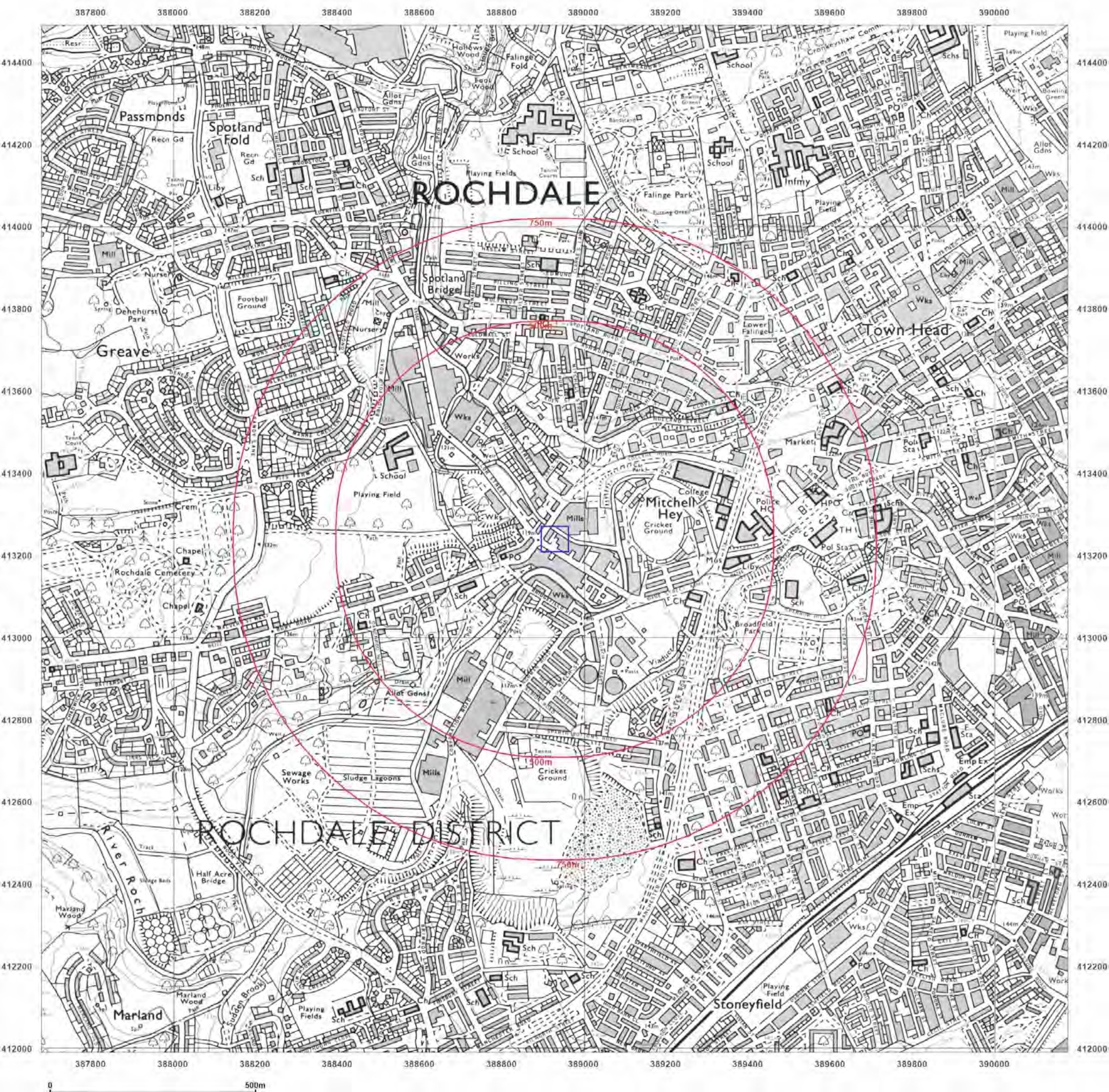
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Site Details:

Client Ref: EMS_750580_975619
Report Ref: EMS-750580_975619
Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 1975-1976

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1975
Edition N/A
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Surveyed 1976
Revised 1976
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Copyright N/A
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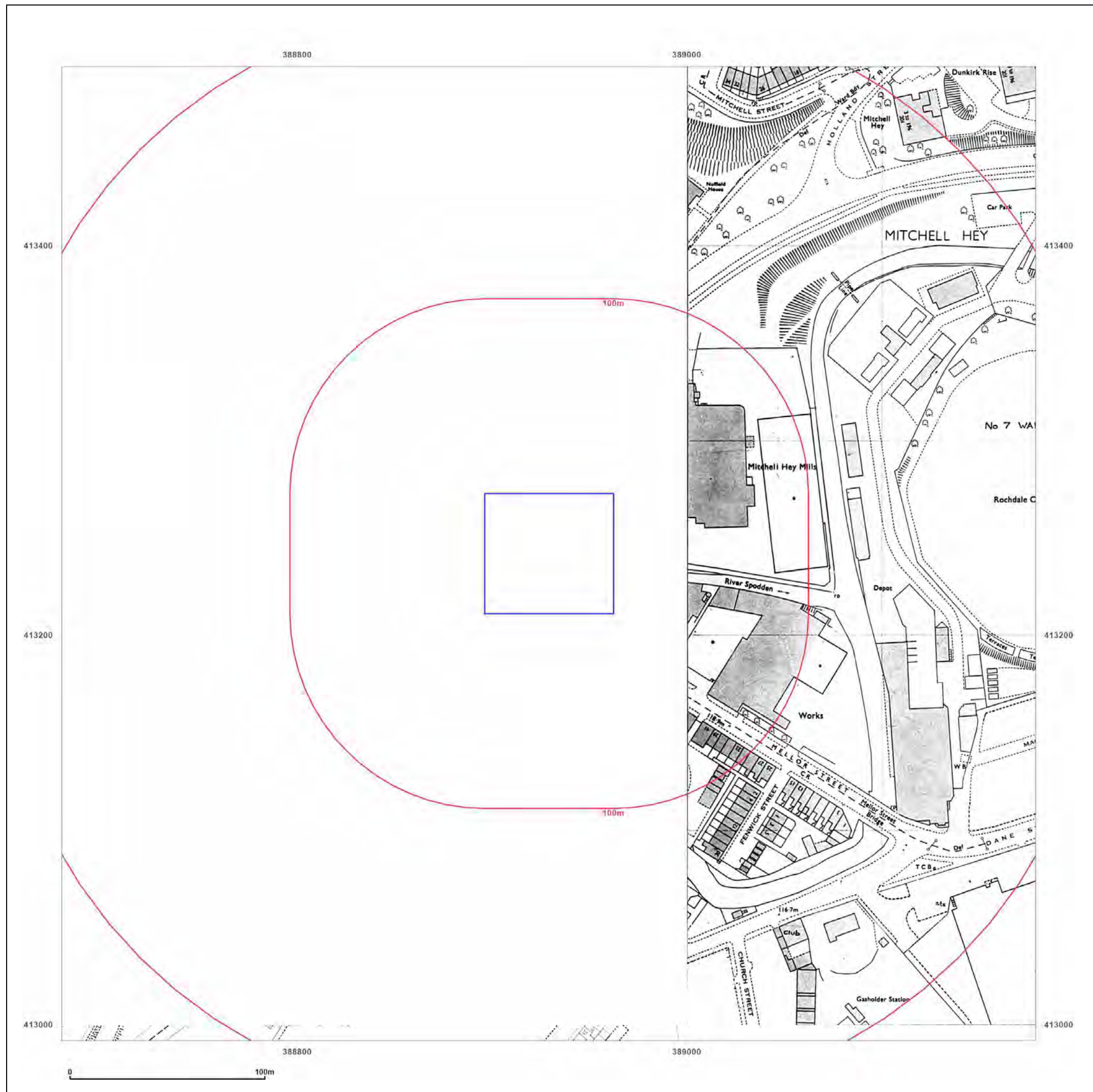


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Site Details:

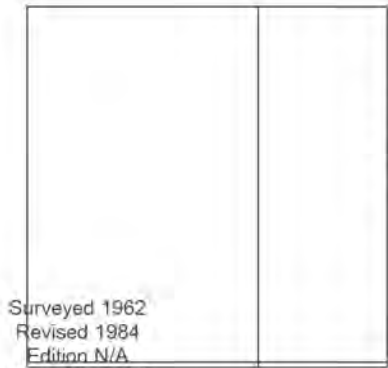
Client Ref: EMS_750580_975619
Report Ref: EMS-750580_975619
Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 1979-1984

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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Revised 1984
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Site Details:

Client Ref: EMS_750580_975619
Report Ref: EMS-750580_975619
Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 1985-1990

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
 Revised 1985
 Edition N/A
 Copyright 1987
 Levelled N/A

Surveyed 1962
 Revised 1988
 Edition N/A
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Surveyed 1990
 Revised 1990
 Edition N/A
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 Revised N/A
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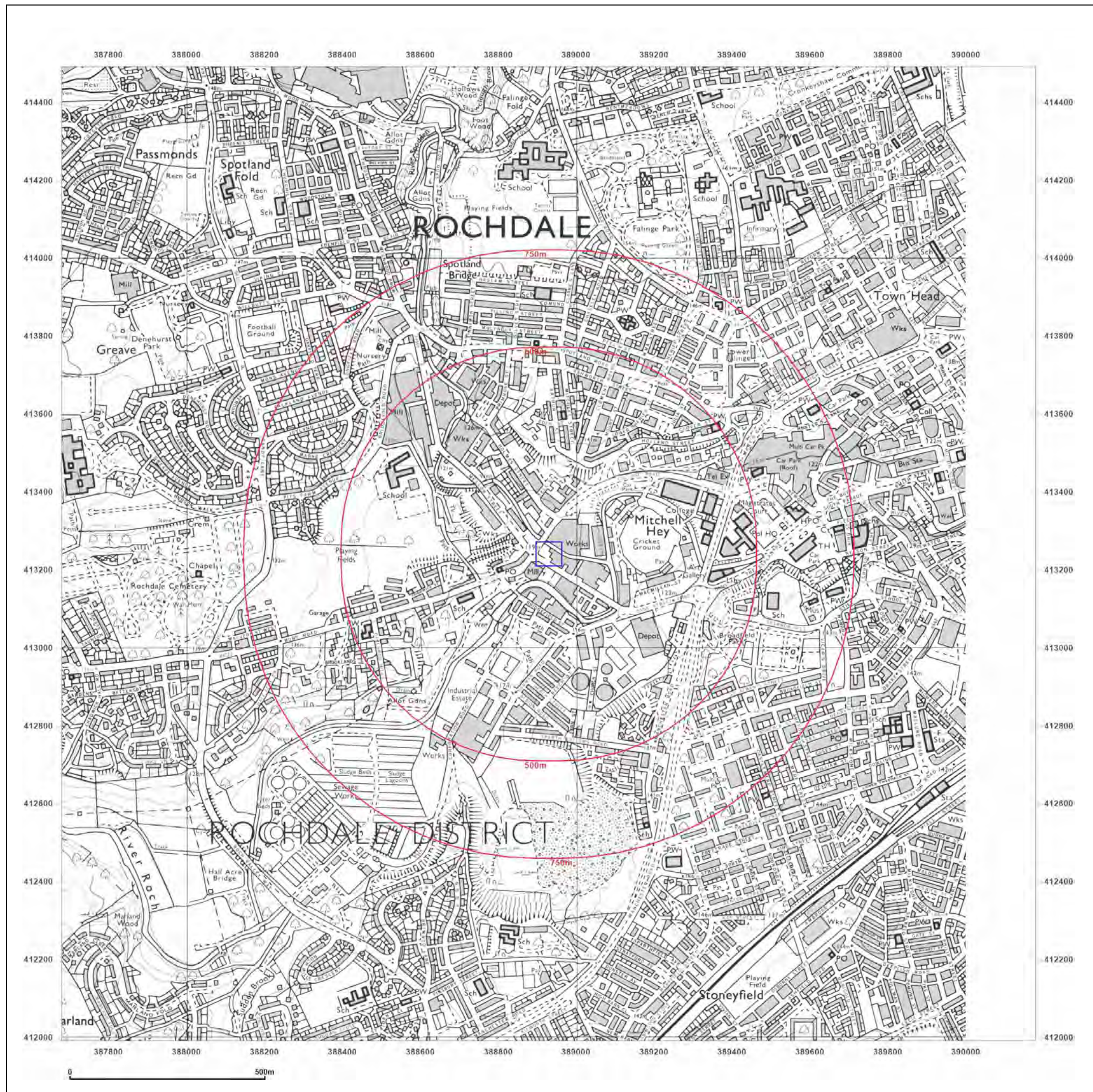
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Site Details:

Client Ref: EMS_750580_975619
Report Ref: EMS-750580_975619
Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 1987

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

Client Ref: EMS_750580_975619
Report Ref: EMS-750580_975619
Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992
 Revised N/A
 Edition N/A
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Surveyed 1992
 Revised N/A
 Edition N/A
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 Revised N/A
 Edition N/A
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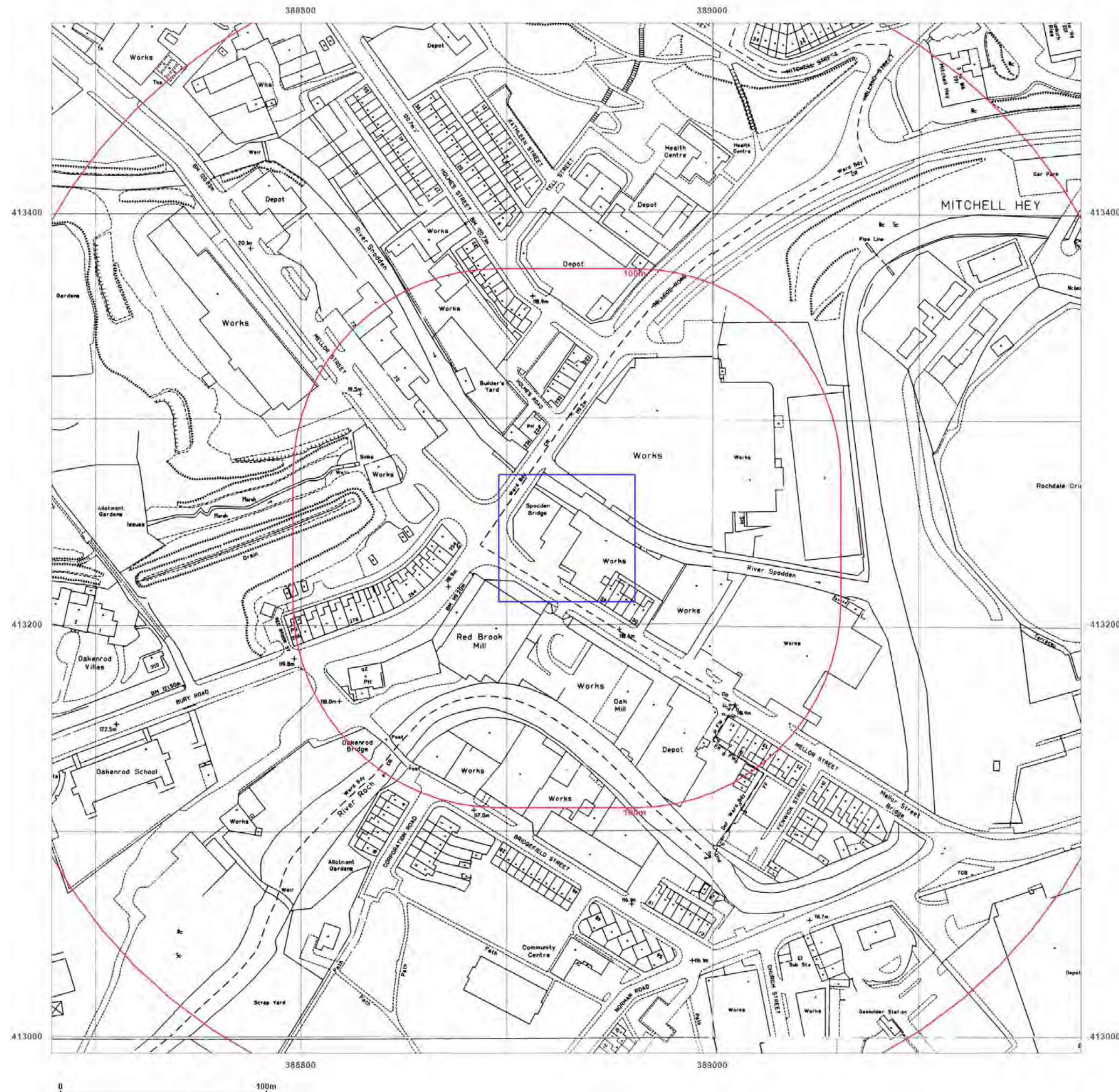


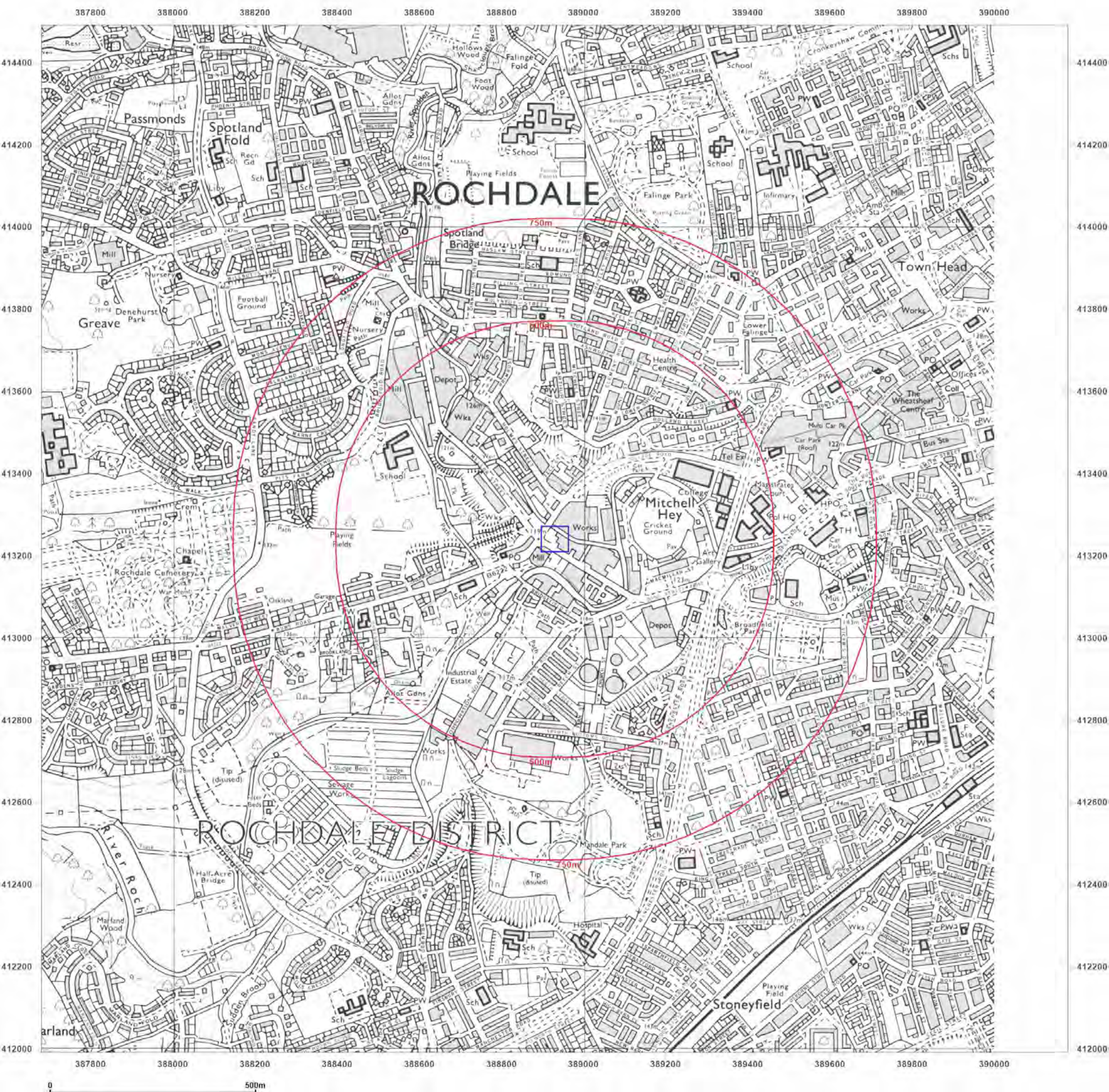
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Site Details:

Client Ref: EMS_750580_975619
Report Ref: EMS-750580_975619
Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1984
Revised 1992
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Site Details:

Client Ref: EMS_750580_975619
Report Ref: EMS-750580_975619
Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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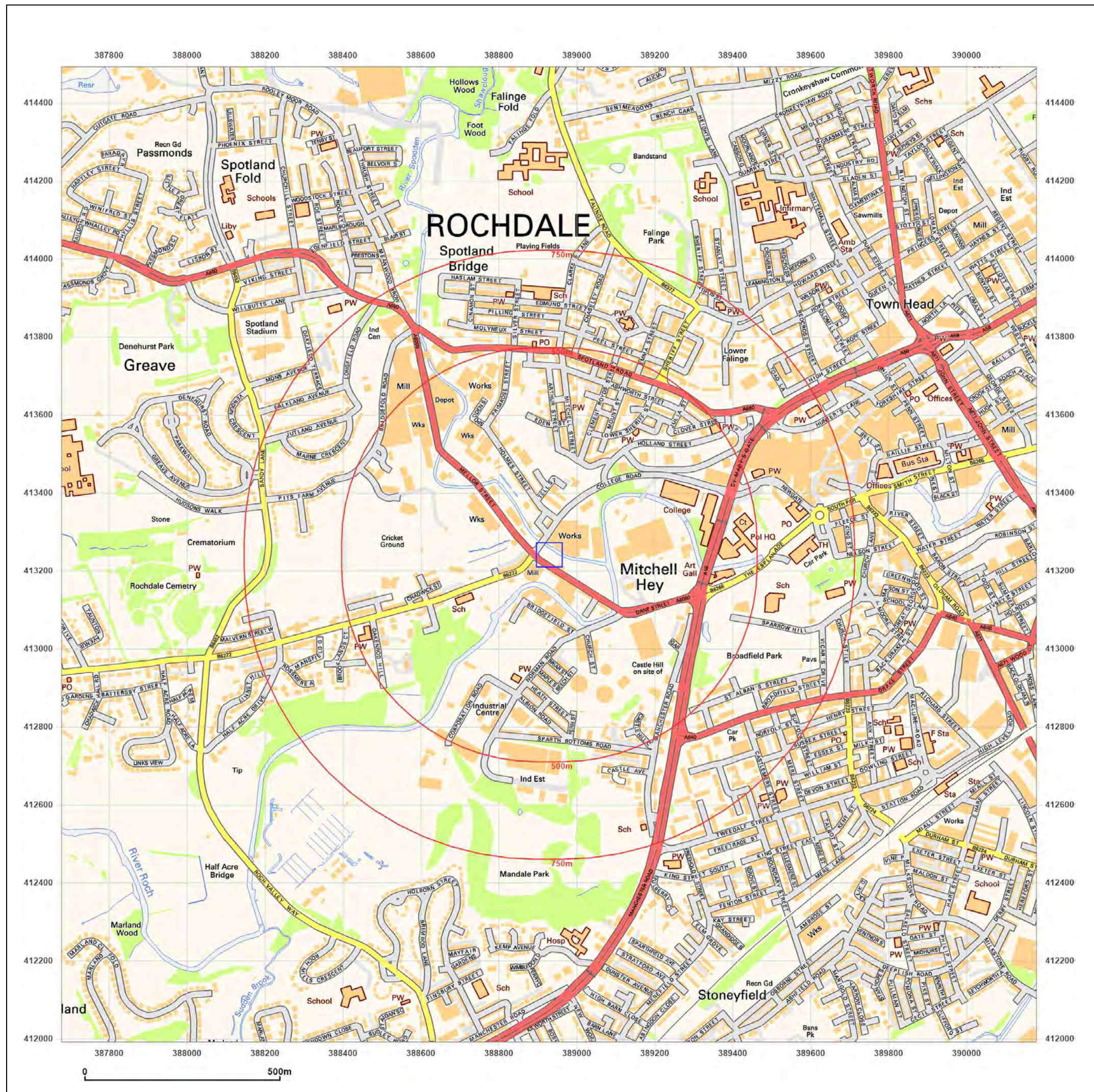


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Site Details:

Client Ref: EMS_750580_975619
Report Ref: EMS-750580_975619
Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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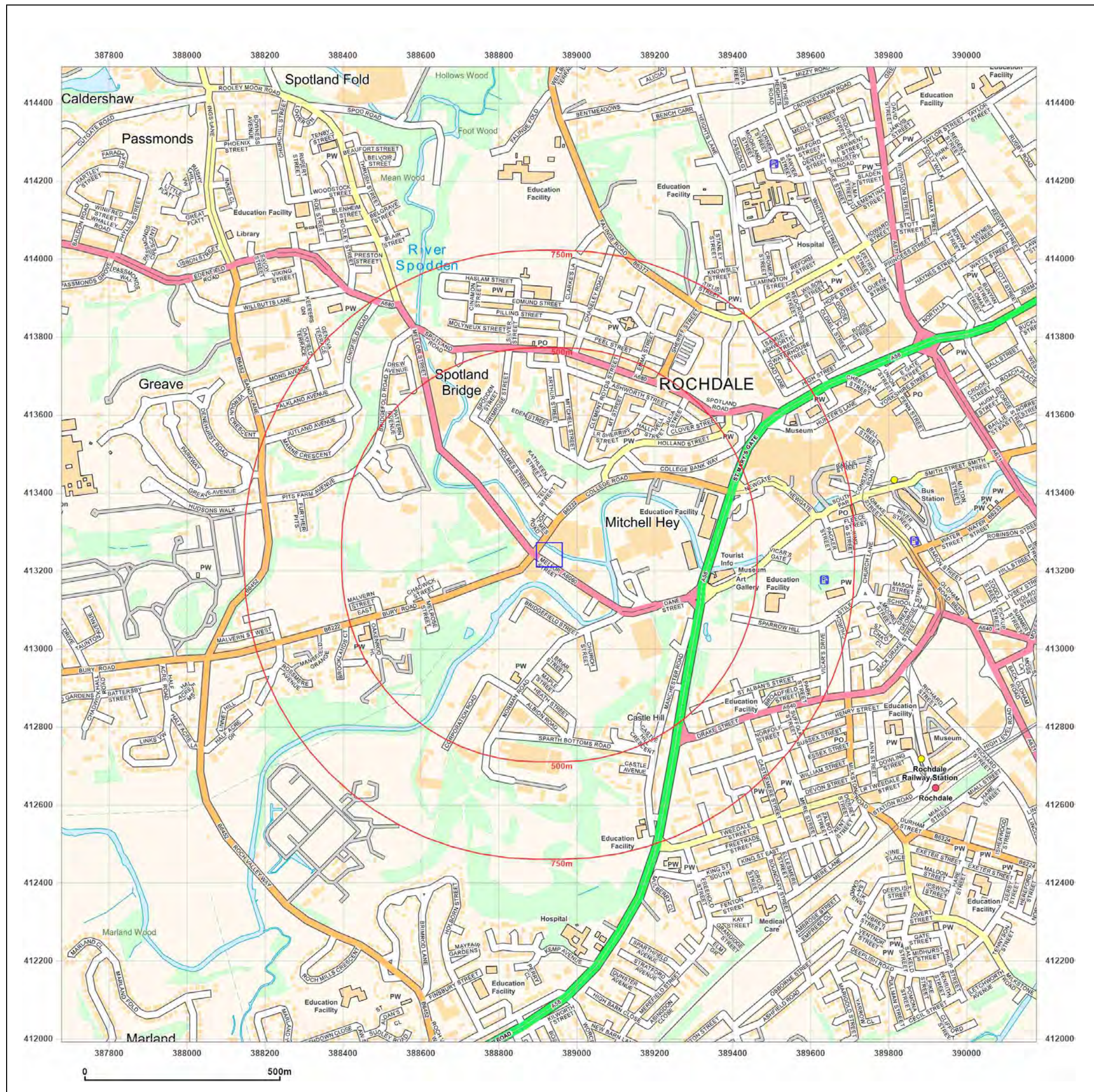


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Site Details:

Client Ref: EMS_750580_975619
Report Ref: EMS-750580_975619
Grid Ref: 388929, 413242

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000



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