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Heritage Impact Assessment for Works at Maltings Lane, Castleton, Rochdale OL11 3DT

Client: Icon Tower Infrastructure Limited
Project: Tetrosyl, Maltings Lane, Rochdale
Date: July 2024



Project Details

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Plate 2	View of Arrow Vale Mill from Gipsy Lane. Photograph taken facing approximately SE.

Executive Summary

Dalcour Maclaren has been commissioned by Icon Tower Infrastructure Limited to produce a Heritage Impact Assessment to accompany a planning application for installation works on land at Maltings Lane, Castleton, Rochdale OL11 3DT (National Grid Reference: SD 88372 10860 (hereafter referred to as ‘the Site’).

The works will include the installation of 1no. 20m Valmont Monopole tower with 1no. headframe, within an 8.0m by 8.0m compound, plus the installation of 2.4m high galvanised perimeter fencing and 6no. operator cabinets on the tower base, with 1 no. meter cabinet within the fence line.

The Site is located to the immediate north of Castleton South Conservation Area, 250m west the Grade II Listed Building of Arrow Vale Mill (List Entry Number: 1268015) and 330m south-west of the Scheduled Monument of March Barn Bridge, Rochdale Canal (List Entry Number: 1005559). Several non-designated heritage assets also lie within the vicinity, including the post-medieval Blue Pit Mill, Linden Mill and the Rochdale Canal.

Through the course of this assessment, it has been established that Castleton developed rapidly in the post-medieval period as a direct result of the Industrial Revolution. The area is dominated by post-medieval manufactory buildings and grid-pattern settlement of worker’s terraced housing. The Site itself was occupied by the Globe Works manufactory throughout the 19th century, replaced by the extant Tetrosyl complex in the mid to later-20th century.

Due to its discrete nature and intervening distance, the proposed development will not result in physical impact to the Designated Heritage Assets of Castleton South Conservation Area, Arrow Vale Mill Listed Building and March Barn Bridge Scheduled Monument.

Low extant vegetation and built development will provide some screening of the Site compound from views across the Conservation Area and partially reduce intervisibility to Arrow Vale Mill and March Barn Bridge. The proposed height of the tower at 20m shall not exceed the height of the existing c48m chimney stack of Arrow Vale Mill and as such shall not compete with this skyline.

The development will not result in physical impact to the nearby non-designated heritage assets of Blue Pit Mill, Linden Mill and Rochdale Canal. Vegetation will provide minimal screening of the compound. The installation shall be visible from Rochdale Canal and the western side of Linden Mill and Blue Pit Mill. The monopole design and use of a single headframe will minimise the degree to which the proposed development conceals views of these non-designated assets.

In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:

- Undertake sensitive reinstatement of the working area as previous to minimise impact to views affecting the Conservation Area; and
- Produce a photographic record of condition before and after the works to cover liability.

Any further mitigation can be secured and controlled through a suitably worded condition attached to a planning decision.

1 Introduction

- 1.1.1 Dalcour Maclaren has been commissioned by Icon Tower Infrastructure Limited (hereafter referred to as 'the Client') to produce a Heritage Impact Assessment for installation works on land at the Tetrosyl operational site, Maltings Lane, Castleton, Rochdale OL11 3DT (National Grid Reference: SD 88372 10860) (hereafter referred to as 'the Site') (Drawing 1).
- 1.1.2 This Heritage Impact Assessment will accompany a planning application to be submitted to Rochdale Borough Council for the installation of 1no. 20m Valmont Monopole tower with 1no. headframe within an 8.0m by 8.0m compound, plus installation of 2.4m high perimeter fencing and 6no. operator cabinets on the tower base with 1no. meter cabinet within the fence line.
- 1.1.3 The Site lies to the immediate north of but not within the Castleton South Conservation Area, as designated by Rochdale Borough Council.
- 1.1.4 The National Heritage List for England (NHLE) records the Grade II Listed Building of Arrow Vale Mill 250m to the east (List Entry Number: 1268015) and the Scheduled Monument of March Barn Bridge, Rochdale Canal 330m to the north-east (List Entry Number: 1005559).
- 1.1.5 The Site is not located within a Registered Park or Garden, Registered Battlefield or World Heritage Site.
- 1.1.6 This Heritage Impact Assessment has been produced to assess the potential and the degree of any impacts through installation of the tower and associated structures on the adjacent Scheduled Monument and nearby Listed Buildings and their settings. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2020) and in accordance with terminology expressed within the National Planning Policy Framework.

1.2 Circumstances of the Scheme

- 1.2.1 In March 2024 a scheme was proposed for the installation of 1no. 30m telecommunications tower with 2no. headframes on the Site. Feedback was received from Catherine Fenghour, Conservation Officer for Rochdale Borough Council, which stated that due to its siting, height and diameter the proposal would compete and detract from the setting of nearby Designated and Non-Designated Heritage Assets.
- 1.2.2 As such, the proposal has been revised to reduce both the height of the tower and number of headframes in an effort to minimise potential physical and visual impacts upon the environs. This Heritage Impact Assessment has been undertaken to assess the new scheme.

- 1.2.3 Dalcour Maclaren understands that the Client is proposing a revised scheme, comprising the erection of a new 20m Valmont Monopole type tower on a concrete plinth, with a single headframe, along with associated meter cabinets and perimeter fencing.
- 1.2.4 Due to the size and setting of the proposed development planning permission will be required. This document supports a planning application to be submitted to Rochdale Borough Council.
- 1.2.5 A Heritage Impact Assessment is required by Rochdale Borough Council Conservation Officer to assess the level of harm to the significance of the assets through visual effects.

1.3 Site Location and Topography

- 1.3.1 The Site is located at the eastern extent of the Tetrosyl complex, Maltings Lane. The development footprint occupies a northeast-south-west strip of grass to the east of the main yard complex and is bound by:
- The Tetrosyl plant to the north and west, with Smalley Street and Royle Barn Road beyond;
 - An industrial materials storage yard to the south; and
 - Rochdale Canal and further industrial units to the east,
- 1.3.2 The Site sits at approximately 140m above ordnance datum (AOD).

1.4 Description of the Proposed Development

- 1.4.1 The proposed works comprise the construction of an 8.0m by 8.0m site compound, in which shall be constructed a 7.25m by 7.25m by 1.0m concrete base to the support the installation of 1no. 20m Valmont Monopole type tower with 1no. headframe (Drawings 2 & 3). The proposal also includes for the installation of 2.4m high perimeter fencing around the compound and 6no. operator cabinets on the tower base and 1no. meter cabinet within the fence line.
- 1.4.2 As the works are not covered by the General Permitted Development Order Regulations (2015) (as amended) planning permission is therefore required.

1.5 Definition of Terms

- 1.5.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2023) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest' (NPPF, 2023 page 70).
- 1.5.2 The significance of a heritage asset is defined within the NPPF as 'the value of a heritage asset to this and future generations because of its heritage

interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting' (NPPF, 2023 page 75)'.

- 1.5.3 The setting of a heritage asset is defined as 'the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral' (NPPF, 2023 page 75).
- 1.5.4 Where heritage assets are to be affected by development, 'local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its 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' (NPPF, 2023 paragraph 200).

2 Heritage Planning Policy Context

2.1 National Heritage Legislation

- 2.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act 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'* (section 66).
- 2.1.4 This special regard is also applied to conservation areas as the act states that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'* (section 72).
- 2.1.5 The Levelling Up and Regeneration Act (2023) has regularised the requirement for the local planning authority or the Secretary of State to have special regard to the desirability of preserving or enhancing Listed Buildings and Conservation Area and their settings to include Scheduled Monuments, Registered Parks and Gardens and Registered Battlefields, World Heritage Sites and Registered Shipwrecks or their settings.

2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF, 2023) supported by the National Planning Policy Guidance (PPG) (MHCLG, 2019), endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2019), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment' (NPPF, 2023: 5).
- 2.2.2 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional' whilst *'substantial harm to or loss*

of...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'* (NPPF, 2023: para 206).

- 2.2.3 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF, 2023: para 207). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2023: para 205).
- 2.2.4 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, 2023: 209), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2023: 57). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF, 2023: para 200).

2.3 Local Legislation

Rochdale Borough Local Plan

- 2.3.1 The Rochdale Borough Local Plan was adopted from 2006 and comprises four separate documents consisting of the Core Strategy, Greater Manchester Joint Waste Development Plan, Greater Manchester Joint Minerals Development Plan and the 1996-2016 Local Plan.
- 2.3.2 Chapter 8 of the Core Strategy (adopted in October 2016) details the Borough's policy on improving design, image and quality of place, including protecting and enhancing character, landscape and heritage. The following extract is taken from Policy P2 of the Core Strategy. The document can be viewed in full at [Rochdale Core Strategy](#).

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, utilizing 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 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;*
- c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and*
- d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.*

2.3.3 The Rochdale Unitary Development Plan (UDP) was adopted in June 2006 and is to be considered relevant until it is superseded by the emerging Allocations Development Plan. Part 19 of the UDP concerns Design and the Built Environment. The below extract is taken from the UDP G/BE/9 (Part One Policy) Conservation of the Built Heritage. The policy can be viewed in full at [Rochdale Unitary Development Plan - June 2006](#).

G/BE/9 Conservation of the Built Heritage

BE/15 New Development affecting the setting of a Listed Building

Development will not be permitted, where through its siting, scale, design or materials, would harm the setting of a listed building.

BE/17 New Development affecting Conservation Areas

Development proposals will be permitted that preserve or enhance the character and appearance of a conservation area. In assessing a proposal, the following principles – where relevant – will be taken into account:

- a) Its relationship to existing buildings, the site and its surroundings;*
- b) Its design – including elevations, roof form, materials, finishes and detailing;*
- c) The retention, replacement and restoration of historic features and details of buildings, and – in the public realm – walls, paving and street furniture;*
- d) The retention and enhancement of landscaped areas, trees and natural features;*

...

Development proposals should include detailed plans and drawings enabling its implication(s) for the character and appearance of the conservation area to be established.

3 Methodology

- 3.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 3.1.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’ (2023: page 75).
- 3.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
 - Topography;
 - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
 - Historic materials and surfaces;
 - Green space, trees and vegetation; and
 - History and degree of change over time.
 - Experience:
 - Surrounding landscape or townscape character;
 - Views from, towards, through, across and including the asset; and
 - Intentional intervisibility with other historic assets and natural features.
- 3.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.
- 3.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites,

including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigned levels of importance to Landscape Attributes it allows flexibility in assigning either a 'High (National Importance)', 'Medium (Regional Importance)' or 'Low (Local Importance)'. A category for 'Negligible' covers 'historic landscapes with little or no significant historical interest'.

- 3.1.6 When evaluating the criteria for establishing value of historic buildings, Conservation Areas can be awarded a value sensitivity of either 'High' or 'Medium', depending upon their composition. The Castleton South Conservation Area contains buildings that contribute significantly to its historic character and can therefore be considered of 'Medium' sensitivity value.
- 3.1.7 The Arrow Vale Mill Grade II Listed Building is considered to hold 'Medium' sensitivity value.
- 3.1.8 Due to the presence of upstanding remains the Scheduled Monument of March Barn Bridge, Rochdale Canal to the north-east of the Site is considered to be of 'High' sensitivity value.
- 3.1.9 There are a number of Non-Designated Heritage Assets within proximity to the Site, including Blue Pits Mill, Linden Mill and the Rochdale Canal. Due to their local importance, they can be considered to have a sensitivity value of 'Low' to 'Medium'.

4 Historic & Archaeological Background

4.1 Historic Development of Castleton & Rochdale

- 4.1.1 Castleton lies to the south-southwest of Rochdale centre and is historically part of Lancashire, with its early status marked as a township within the ancient parish of Rochdale. The settlement name is taken to be derived from its association with Rochdale Castle, believed to have been located on the south bank of the River Roch, and during the 13th century the town was known as *Castle Town*.
- 4.1.2 Rochdale is recorded in the Domesday Survey of 1086 as 'Recedha', lying in the Hundred of Salford in the County of Cheshire, under the tenancy of a Roger of Poitou (Powell-Smith 2024). No recorded population is given for the settlement, which is often the case for large towns referenced in the Survey.
- 4.1.3 It is likely the early settlement was concentrated around the Castle, a motte-and-bailey design erected shortly after the Norman conquest. The castle was occupied until the early 13th century when it was abandoned and left unoccupied until the post-medieval period. The 17th century residence of Castle Hill is reputed to have been built on the site of the bailey.
- 4.1.4 The post-medieval history of both Castleton and Rochdale is characterised by the Industrial Revolution and their roles in fabric manufactory. Due to the naturally damp weather system, Manchester became the ideal location for cotton processing and from the 18th century an extensive network of mills, canals and later, railway lines were established across the borough.
- 4.1.5 The Rochdale Canal was routed through Castleton in c1800, prompting the development of industrial manufactories and associated residential terraced housing for factory workers. By the end of the 19th century Castleton and Rochdale had become internationally renowned for textile manufacture and the socioeconomic change brought about by its success led to a rise in the town's status, in turn attracting more prominent businesses including Whipp & Bourne Ltd and Dunlop. The industrial past of Rochdale has left an indelible mark on the landscape and much of the landscape character is derived from the complex network of mills, canals and railway lines.
- 4.1.6 Post-medieval Ordnance Survey maps show that during the 19th century the Site itself was occupied by the Globe Works Textile Machinery manufactory, one of the larger factories in the area, covering land between the railway line and canal in the east and Royce Barn Road in the west. The factory was owned by Tweedales and Smalley. In 1964 the site became the distribution centre for Woolworths, with the complex reduced to its present size during this period.

- 4.1.7 The existing northeast – southwest grass strip in which the proposed development will be sited reflects the route of former railway sidings which ran alongside the Globe Works and diverted into the factory complex to the immediate south.

5 Statement of Significance

5.1 Castleton South Conservation Area

- 5.1.1 The Castleton South Conservation Area was formalised by Rochdale Borough Council in 2007 and an extension proposed in 2012. The boundary extends between Milne Street in the north, incorporating the industrial units to the east and Trows Lane in the south, adjacent to the M62 motorway (Rochdale Borough Council, n.d) (Drawing 4).
- 5.1.2 The Site lies 60m north-northeast of the northern Conservation Area boundary, which runs along the western side of the railway line towards Gipsy Lane.
- 5.1.3 The special architectural and historic interest of the Conservation Area lies predominantly in its distinctive townscape as a result of rapid expansion during the industrial revolution. Its character lies in its surviving expression of this historic development, and typified by its materiality, key views and segregation of buildings 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 Conservation Area.
- 5.1.4 The industrial character of the Conservation Area is reasonably well preserved, though it is acknowledged that a decline in industry has led to some vacancy and disrepair, such as seen at Maltings Lane Mill. The Victorian residential grid pattern has been retained.
- 5.1.5 The Site lies adjacent to the industrial canal-side character area of the Conservation Area, defined by the industrial units between the railway line in the west and Queensway in the east. The character area is notable for the change in materiality, incorporating iron and steel into the more commonly used red brick and sandstone, as seen across the residential areas. The long window bands of Linden Mill draw focus along Queensway towards Blue Pits Mill, resulting in a terminal view of the Grade II Listed Arrow Vale Mill.
- 5.1.6 The scale and massing of the northwestern part of the Conservation Area is characterised by large units, standing to several storeys in height. This gives way to traditional two-storey terraced housing to the south and south-east. Blue Pits Mill is one of the taller buildings in the area, though this, and to an extent Arrow Vale Mill, compete with a three-storey modern construction on the western side of Queensway which stands to a comparable height.

Contribution of Setting to Significance

- 5.1.7 The larger scale and solid massing of the industrial area of the Castleton South Conservation Area gives it much of its unique character. The close proximity of the buildings to the canal is both an important part of the townscape and an illustrative example of the development of the asset.
- 5.1.8 The industrial revolution has left a permanent mark on the landscape and much of Castleton's development and layout is as a direct result of the rapid growth which occurred in the 19th century. Although the Conservation Area has been divided into three character areas, they are synonymous with each other and its significance comes from the close relationship between industrial and residential expansion, as well as trade and communication networks.

Impact

- 5.1.9 The Site lies adjacent to but not within the extended Castleton (South) Conservation Area (extended as of 2012).
- 5.1.10 The present Tetrosyl complex is modern, replacing an earlier Victorian industrial and as such is no longer in keeping with much of the surrounding red brick post-medieval infrastructure and residential housing.
- 5.1.11 Due to the height of the proposed telecoms tower, the installation will be visible from views out of the Conservation Area from Maltings Lane. The proposed development will be visible from views into the Conservation Area from Gipsy Lane, however the development is not considered to detract from the principal view of Arrow Vale Mill and its chimney stack. The extant vegetation along the Rochdale Canal will further soften the lines of sight between the proposed compound and Conservation Area (Plate 1).
- 5.1.12 There is some existing visual clutter within and without the designated asset, including lighting, electricity pylons and other communication towers. The upper section of the tower will be visible within the immediate landscape, however its size should not disrupt sightlines to any significant degree, or dominate the existing skyline.
- 5.1.13 The proposed development is not considered to have a physical impact upon the Designated Asset of Castleton (South) Conservation Area.
- 5.1.14 When using the ICOMOS assessment methodology (see Appendix 1), a Conservation Area is generally awarded a sensitivity value of Medium. The proposed development and installation of 1no. telecoms tower is considered to result in a negligible impact. When inputting this information into the significance matrix, it results in a neutral / slight impact to the Conservation Area as a whole.



Plate 1: View of Gipsy Lane, with proposed development Site to the right of frame and Rochdale Canal to the left. Photograph taken facing SW.

5.2 Arrow Vale Mill Grade II Listed Building (UID: 1268015)

- 5.2.1 Arrow Vale Mill is a cotton spinning mill, built in 1908 comprising a steel and concrete internal structure, with walls of red brick finished with ashlar details and grey roof slates. The building is notable for its almost intact survival and is composed of a single structure between two and five storeys high housing the primary production processes, an office / reception building, engine house attached at the rear corner, and separate boiler house and chimney, which stands to 160ft (c48m) (see Drawing 4).
- 5.2.2 The mill was constructed by R & T Howarth under the architect Stott and Son, who designed several of the town centre cotton mills. Sydney Stott favoured distinctive and flamboyant architecture and gave considerable attention to the water tower, built in a Hotel de Ville style emblazoned with the mill name.
- 5.2.3 The building's survival is in part due to successful attempts at diversifying industry to stay relevant. The original J & W McNaught triple expansion steam engine (produced in 1907) was replaced by an alternator driven engine, driving electric frames in the 1950s, when the complex was owned by the Courtaulds, which operated until 1960. Production also shifted to artificial fibres, expanding the market to more modern styles. Cotton production continued at the Mill until the 1990s.
- 5.2.4 The building is presently in use as a self-storage facility, with the exterior remaining largely unchanged.

Contribution of Setting to Significance

- 5.2.5 Arrow Vale Mill is included in the Castleton South Conservation Area Appraisal as a building of note, particularly when considering key views as The Mill acts as a focal point and terminus when viewing the industrial area from Queensway. Further views of the complex are afforded from a distance, when entering Castleton from the M62 and A627(M).
- 5.2.6 The chimney stack in particular is a notable feature of the building and stands higher than much of the surrounding area, aided by its position on an area of higher ground beside the Rochdale Canal. Views of the chimney are afforded from the M62 motorway heading east towards the A627(M).
- 5.2.7 The use of red brick provides a point of continuity between the industrial and residential architecture, though the scale of the building ensures it could never be mistaken for anything other than industrial Edwardian.
- 5.2.8 Its preservation is significant, again acting as a point of reference between the post-medieval Industrial Revolution and the more modern metal-clad units.

Impact

- 5.2.9 The Site lies c250m west of Arrow Vale Mill, separated by the Rochdale Canal, railway line and a corridor of open land. Intervisibility between the proposed compound and the designated asset is limited due to extant vegetation lining the canal towpath and the presence of an industrial unit which sits at the southern end of Gorrels Way. The upper section of chimney stack is visible above the tree line (Plate 2).
- 5.2.10 Views of Arrow Vale Mill are best afforded from Queensway, at the junction of Sherwood Street and from the car park at the southern end of the complex. These viewpoints allow the Mill to be viewed in its entirety, absent of the modern development which surrounds it. The addition of the contemporary terraced housing on Sherwood Street creates an accurate impression of post-medieval Queensway whilst highlighting the size and scale of the Mill adjacent.
- 5.2.11 Due to the small-scale and discrete nature of the development there will not be any physical impact to the Listed Building of Arrow Vale Mill. Access to the Site will be via Royle Barn Road and Gipsy Lane, as such vehicles and plant are not anticipated to be operating on the eastern side of the Canal, in proximity to the Listed Building during the construction phase.
- 5.2.12 Screening from mature trees along the canal towpath and extant development will minimise views of the compound and lower section of the tower following installation. The proposed 20m Monopole tower will stand to less than half the height of the c48m chimney stack of the Mill, and as such shall not compete with this existing skyline.
- 5.2.13 When using the ICOMOS assessment methodology (see Appendix 1), Listed Buildings are awarded a significance of Medium to High, depending upon their grading. Grade II Listed Buildings are generally awarded a sensitivity value of Medium. The installation of 1no. telecoms tower is considered to result in slight changes to setting. When inputting this information into the significance matrix, it results in a neutral/slight impact.



Plate 2: View of Arrow Vale Mill from Gipsy Lane. Photograph taken facing approximately SE.

5.3 March Barn Bridge, Rochdale Canal Scheduled Monument (UID: 1005559)

- 5.3.1 The Scheduled Monument of March Barn Bridge (Bridge 63) lies 330m north-east of the Site, connecting Bow Street and Gorrels Way, though not open to road traffic (see Drawing 4). Understated stone masonry construction with string course marking the change in angle to upper wall.
- 5.3.2 The bridge was designed by William Jessop in 1797 and is the first example of a true ‘skew’ bridge in England. It was based on an earlier design by William Chapman for bridges on the Kildare Canal in Ireland. When a bridge crossed a road or canal at right-angles, the load could be transmitted to the foundations easily. But when built at an angle of 15 degrees or more, the force was thrown outside the line of the abutments, leading to weakness in the bridge. Chapman solved the problem by building the arch using winding courses of masonry, a method which was difficult but effective (Ancient Monuments Online 2024).
- 5.3.3 The Rochdale Canal was completed in 1804 and is notable for being the only canal that crosses the Pennine Hills to not use tunnels. In addition it was constructed to be broad, allowing boats of 14 feet in width to pass through. Competition from railways led to the decline of the canal and by 1937 only one section was in use. The canal has since undergone some regeneration and provides a point of continuity within the landscape to Rochdale’s industrial past.
- 5.3.4 Views of the Scheduled Monument are best afforded at close proximity, from the canal towpath.

Contribution of Setting to Significance

- 5.3.5 March Barn Bridge is one of only a small number of Scheduled Monuments in the Rochdale area and the only Scheduled Monument associated with Rochdale Canal.
- 5.3.6 The bridge’s significance is heightened by its proximity to Arrow Vale Mill, resulting in a small geographic area being relatively well-preserved and in a similar state to its original post-medieval construction. The survival of March Barn Bridge and its position is a reminder of Rochdale’s industrial heritage and the interaction between canal, rail and mill is clearly visible.

Impact

- 5.3.7 The footprints of the Scheduled Monument and proposed development are both discrete and as such there will be no physical impact upon the Bridge through construction of the tower and compound. The road route across the structure shall not be impacted by construction traffic.

- 5.3.8 The Rochdale Canal runs adjacent to the Site, however it then begins to curve north-eastwards and as such there is no intervisibility between the Bridge and proposed compound. Due to the raised profile of the bridge there may be some intervisibility between the upper part of the tower when looking southwards from the structure.
- 5.3.9 When using the ICOMOS assessment methodology (see Appendix 1), a Scheduled Ancient Monument with standing remains is awarded a sensitivity value of High. The installation of 1no. telecoms tower is not considered to result in physical impact to the Scheduled Monument or to significantly affect its setting. When inputting this information into the significance matrix, it results in a neutral impact.

5.4 Blue Pit Mill (unlisted)

- 5.4.1 Blue Pit Mill lies on the northwestern side of Queensway, adjacent to the Rochdale Canal and 200m south-east of the Site (Drawing 5). The mill lies towards the northern corner of the Castleton South Conservation Area.
- 5.4.2 The 19th century building is a three-storey red brick construction and retains several of its original features, including the large windows with stone keystones at third floor level and some areas of stone banding. The interior features spacious ceilings and hard wood floors.
- 5.4.3 It replaces an earlier mid-19th century cotton spinning mill and appears on contemporary cartographic sources as 'Blue Pits Mill'.

Contribution of Setting to Significance

- 5.4.4 Blue Pit Mill is of a similar form and scale to the neighbouring Linden Mill to the south and Hugo Street units adjacent to the east. This collective creates a sense of visual cohesion and emphasizes the density of industrial buildings across Castleton.
- 5.4.5 A more modern development opposite on the corner of Queensway and Hugo Street is less in-keeping with the dominant Victorian red brick architecture. Some infilling of doorways and windows to the south of Linden Mill creates further visual disruption.
- 5.4.6 Some modern, corrugated metal cladding has been installed to the exterior of the building, though it largely survives in its post-medieval state. There is frequent visual clutter in the form of vents, cabling, lighting and cameras.
- 5.4.7 The building is not a designated heritage asset. Some significance is gained from its largely unaltered appearance, its group value with adjacent industrial buildings and its position within the industrial core of the Castleton area.

Impact

- 5.4.8 Due to the distance between the Site and Queensway, there will be no physical impact upon Blue Pit Mill.
- 5.4.9 A single-storey brick-built industrial unit adjacent to the canal provides partial screening at ground floor level between the Site and Blue Pit Mill. The development shall be visible from views out of the upper storeys of the mill on the western side of the building: views will be in the context of the existing modern developments and demolitions.

5.5 Linden Mill (unlisted)

- 5.5.1 Linden Mill lies to the south of Blue Pit Mill, c250m south-east of the Site (Drawing 5).
- 5.5.2 The extant building is of 20th century date and comprises a two-storey unit with large windows at upper storey level. The building was originally a cotton mill and several traces of this earlier phase remain including an infilled façade at the north-east corner, fronting Queensway, an engine shed and a weaving shed at the southern end of the complex, at the junction of Queensway and Albion Street.
- 5.5.3 The complex is presently occupied by a Paper and Board supplier.

Contribution of Setting to Significance

- 5.5.4 Linden Mill is of group value with Blue Pits Mill and contributes to the industrial character of the area.
- 5.5.5 There is some visual idiosyncrasy between the 19th century remains of the cotton mill and the 20th century complex, however this is minimised by the use of red brick and occasional stone string courses which help provide some consistency with the adjacent Blue Pits Mill.
- 5.5.6 The building is relatively absent of visual clutter and the modern workshops are concealed behind the main block. Its form and scale is in-keeping with the surrounding area and as such holds some group significance.

Impact

- 5.5.7 The proposed development site lies c250m north-west of Linden Mill. The development will not result in any physical impact to Linden Mill.
- 5.5.8 Due to the land east of Gipsy Lane being undeveloped there is intervisibility between the Site and Linden Mill. Minimal screening by mature trees between Gipsy Lane and the railway line will reduce the visual impact of the development, however the tower will be visible when looking westwards out of the Mill.

5.5.9 It is noted that an existing telecoms tower stands adjacent to the northern end of Linden Mill, visible from the canal and Site. The development is of similar size and form to this existing tower and whilst there will be some cumulative visual disruption, this is not anticipated to cause harm over and above the current view.

5.6 Rochdale Canal (unlisted)

5.6.1 The Rochdale Canal runs c110m east of the Site, running on a northeast-southwest alignment, curving further eastwards to the north in the area of Bow Street (Drawing 5).

5.6.2 The Canal opened in stages between 1798 and 1799, officially opening in 1804 and being completed through construction of the Heywood to Castleton branch in 1834. The present canal features 91 locks and is notable for its width, which allows vessels of 14 feet (4.3m) to pass through.

5.6.3 Because of its size, the Rochdale Canal was a popular addition, becoming more popular than the nearby Huddersfield Narrow Canal and as such because the main highway of commerce between Lancashire and Yorkshire. This popularity was intended to be further increased by the opening of the Manchester and Salford Junction Canal in 1839 which provided a link between the Rochdale Canal and Mersey and Irwell Navigation. However, this was unsuccessful and was finally abandoned in 1936.

5.6.4 An increase in rail networks throughout the 20th century and shift in industry in Rochdale lead to a decline of canal use and the Rochdale Canal is presently used predominantly for leisure cruising, notable for its climb over the Pennine moors.

Contribution of Setting to Significance

5.6.5 The Rochdale Canal is a significant contributor to the industrial character of the Castleton area and its presence is synonymous with Rochdale's post-medieval industrial boom. Its curve traces through the centre of Rochdale and is a key feature in the town's design.

5.6.6 Closer to the site, the canal bisects the Royle Barn Road and Queensway industrial estates and separates the Site from the Listed Building of Blue Arrow Mill. The Scheduled Monument of March Barn Bridge stands 300m to the north-east and is notable for being the first true 'skew' bridge in England.

5.6.7 Canal traffic has shifted throughout the later 20th and 21st century and is now predominantly leisure traffic rather than industrial barges moving between the Rochdale, Manchester and Yorkshire mills, however the canal itself has remained largely unchanged.

Impact

- 5.6.8 The proposed development has a discrete footprint and will be sited 100m west of the Rochdale Canal. The works shall be accessed via Gipsy Lane. As such the proposed development and associated groundworks shall not result in any physical impact to the Rochdale Canal.
- 5.6.9 Low intervening vegetation between Gipsy Lane and the canal will reduce the visual impact of the proposed 8m by 8m compound, however much of the tower itself will be visible. The curved design of the canal will partially conceal the proposed development, particularly to the north-east. It is acknowledged that the development will be visible when travelling along the canal however the narrow design of the telecoms tower will reduce the degree to which the installation conceals and competes with the non-designated heritage assets in the vicinity.

6 Conclusions and Mitigation

- 6.1.1 Dalcour Maclaren has been commissioned by Icon Tower Infrastructure Limited to produce a Heritage Impact Assessment for proposed installation works on land at the Tetrosyl complex, Maltings Lane, Castleton, Rochdale OL11 3DT.
- 6.1.2 The assessment, undertaken following guidance published by Historic England and ICOMOS, has assessed the potential impact of the proposed works on the Castleton South Conservation Area, the Grade II Listed Building of Arrow Vale Mill and the Scheduled Monument of March Barn Bridge, Rochdale Canal. The nearby non-designated heritage assets of Blue Pit Mill, Linden Mill and Rochdale Canal have also been taken into consideration.
- 6.1.3 The proposal is for a scheme comprising installation of 1no. 20m tower with 1no. headframe, reduced from 30m in height with 2no. headframes following feedback received from Rochdale Borough Council regarding potential visual impact.
- 6.1.4 Through the course of this assessment, it has been established that Castleton developed rapidly in the post-medieval period as a direct result of the Industrial Revolution. The area is dominated by post-medieval manufactory buildings and grid-pattern settlement of worker's terraced housing. The Site itself was occupied by the Globe Works manufactory throughout the 19th century, replaced by the extant Tetrosyl complex in the mid to later-20th century.
- 6.1.5 Due to its discrete nature and intervening distance, the proposed development will not result in physical impact to the Designated Heritage Assets of Castleton South Conservation Area, Arrow Vale Mill Listed Building and March Barn Bridge Scheduled Monument.
- 6.1.6 Extant vegetation and built development will screen the Site compound from views across the Conservation Area and partially reduce intervisibility to Arrow Vale Mill and March Barn Bridge. The proposed height of the tower at 20m shall not exceed the height of the existing c48m chimney stack of Arrow Vale Mill and as such shall not compete with the existing skyline.
- 6.1.7 The proposed development will not result in physical impact to the non-designated heritage assets of Blue Pit Mill, Linden Mill or the Rochdale Canal. These structures have a collective significance and are an important link to the Rochdale's historical past.
- 6.1.8 Some extant vegetation and intervening development will partially conceal the compound and meter boxes. Due to the height of the proposed tower, it will be visible from Rochdale Canal and from the western sides of Blue Pits Mill and Linden Mill. The tower will be visible from the surrounding area;

however its monopole design and single headframe will reduce the degree to which it conceals the aforementioned non-designated heritage assets.

6.1.9 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:

- Undertake sensitive reinstatement of the working area as previous to minimise impact to views affecting the Conservation Area; and
- Produce a photographic record of condition before and after the works to cover liability.

6.1.10 Any further mitigation can be secured and controlled through a suitably worded condition attached to a planning decision.

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APPENDIX I

ICOMOS METHODOLOGY

Table 1: Factors for Assessing the Value of Archaeological Assets

Value (sensitivity)	Factors
Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Ancient Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

Table 1.1: Criteria for Establishing Value of Historic Buildings

Value (sensitivity)	Factors
Very High	Structures inscribed as of universal importance as World Heritage Sites. Other buildings of recognised international importance.
High	Scheduled Ancient Monuments with standing remains. Grade I and II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	Grade II Listed Buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic Townscape or built-up areas with historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Low	'Locally Listed' buildings. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Negligible	Buildings of no architectural or historic note; buildings of an intrusive character.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance.

Table 1.2: Evaluating Historic Landscape Character Units

Value (sensitivity)	Factors
Very High	World Heritage Sites inscribed for their historic landscape qualities. Historic landscapes of international value, whether designated or not. Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Designated historic landscapes of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well-preserved historic landscapes exhibiting exceptional coherence, time-depth, or other critical factor(s).
Medium	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time-depth, or other critical factor(s).
Low	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Landscapes with little or no significant historical interest.

Table 1.3: Factors in the Assessment of Magnitude of Impact – Archaeological Remains

Value (sensitivity)	Factors
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting.
Negligible	Very minor changes to archaeological materials or setting.
No change	No change.

For impacts on historic buildings, HA208/07 (Highways Agency *et al.*, 2007) gives the following table of factors to be used in the assessment of magnitude of impacts.

Table 1.4: Factors in the Assessment of Magnitude of Impact – Historic Buildings

Value (sensitivity)	Factors
Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to setting.
Moderate	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

Table 1.5: Factors in the Assessment of Magnitude of Impact - Historic Landscape

Value (sensitivity)	Factors
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.

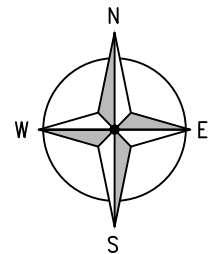
Table 1.6: Significance of Effects Matrix

Value (sensitivity)	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight
Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
Very high	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large

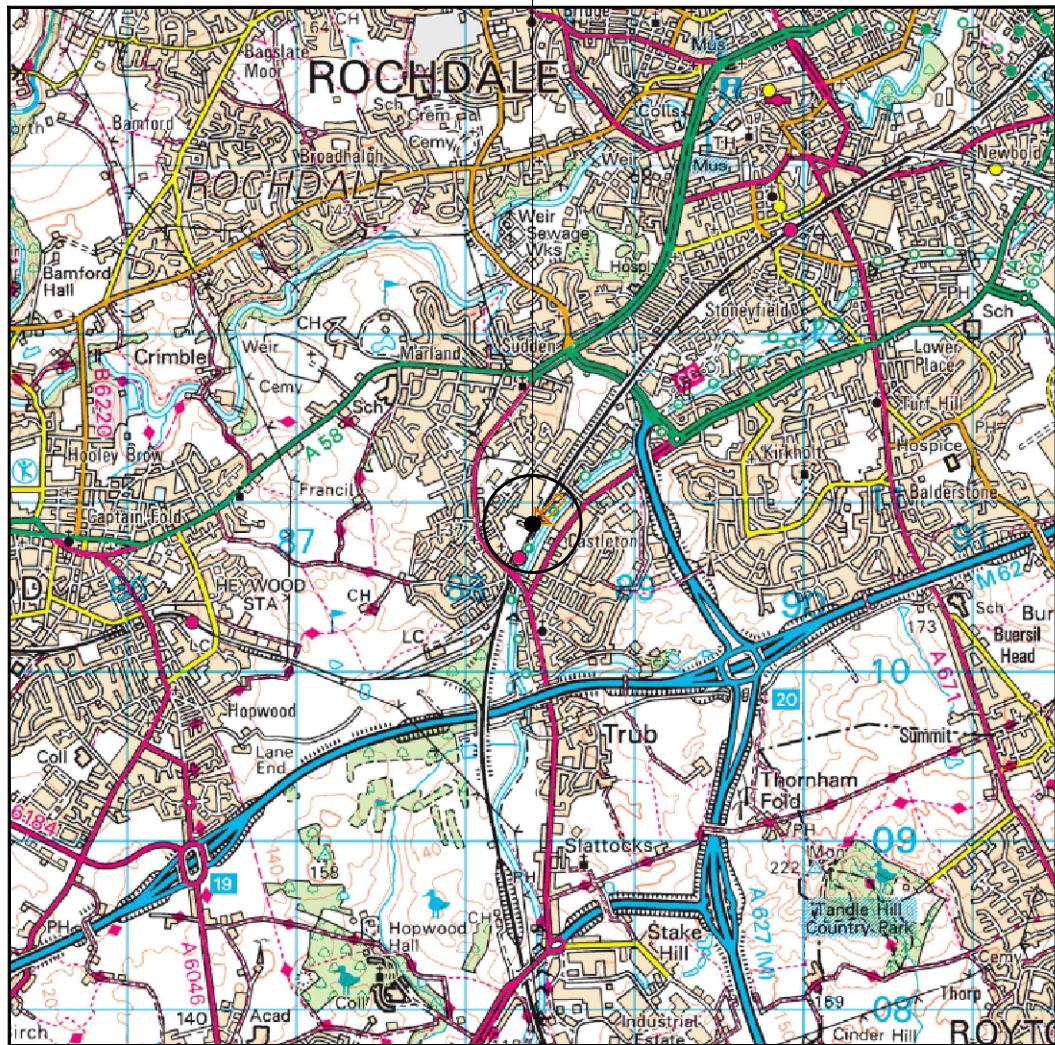
Table 1.7: Descriptors of Significance of Effect Categories

Value (sensitivity)	Factors
Very large	Only adverse effects are normally assigned this level of significance. They represent key factors in the decision-making process. These effects are generally, but not exclusively, associated with sites or features of international, national or regional importance that are likely to suffer a most damaging impact and loss of resource integrity. However, a major change in a site or feature of local importance may also enter this category.
Large	These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the decision- making process.
Moderate	These beneficial or adverse effects may be important but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.
Slight	These beneficial or adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process but are important in enhancing the subsequent design of the project.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

DRAWINGS

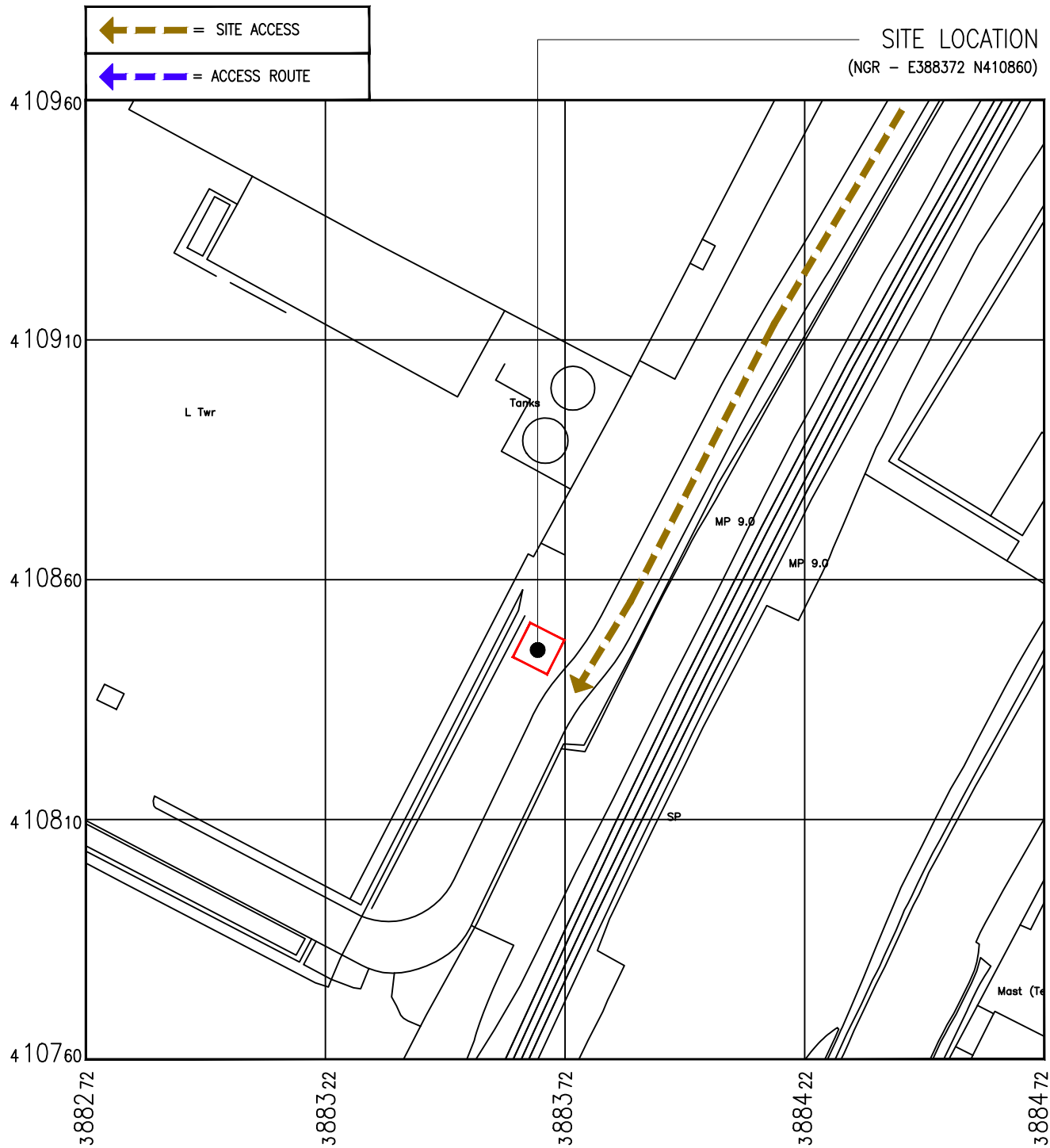


SITE LOCATION



SITE LOCATION
(SCALE 1:50000)

ORDNANCE SURVEY EXTRACT. BASED UPON THE LANDRANGER MAP SERIES WITH
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DETAILED SITE LOCATION
(SCALE 1:1250)

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NOTES:

B	PROPOSED STRUCTURE AMEND	MRM	JEM	06.06.24
A	INITIAL ISSUE	MRM	JEM	12.12.23
REV.	MODIFICATION	BY	CHK.	DATE



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GBR-RCH0003

OPERATOR 2 REFERENCE No.:

OPERATOR 3 REFERENCE No.:

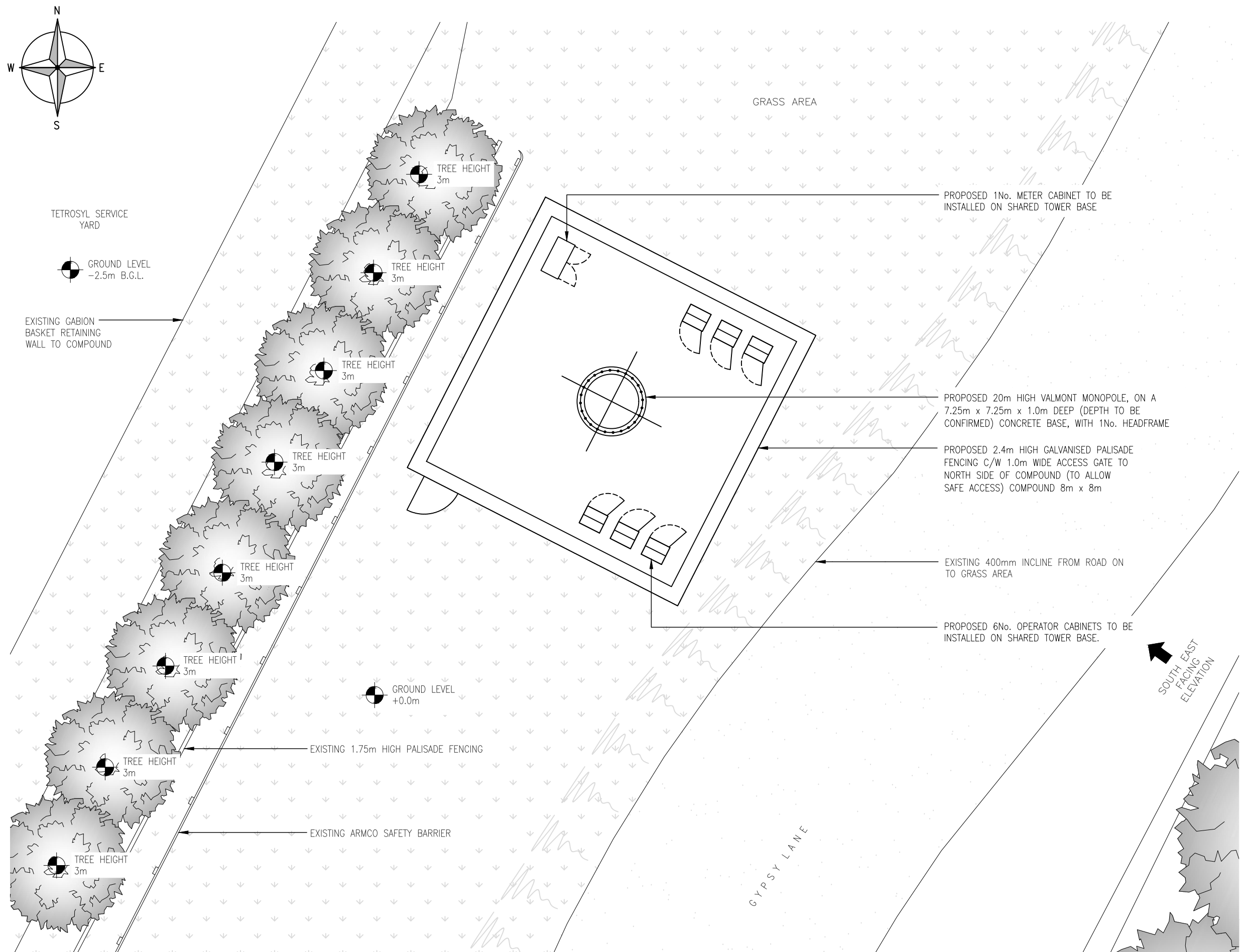
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CASTLETON, ROCHDALE,
OL11 3DT

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SITE LOCATION MAPS

PURPOSE OF ISSUE:
PLANNING

DRAWING NUMBER:
100

SURVEYED BY: JEM	ORIGINAL SIZE: A3	ISSUE: B
DRAWN: MRM	DATE: 12.12.23	CHECKED: JEM
	DATE: 12.12.23	



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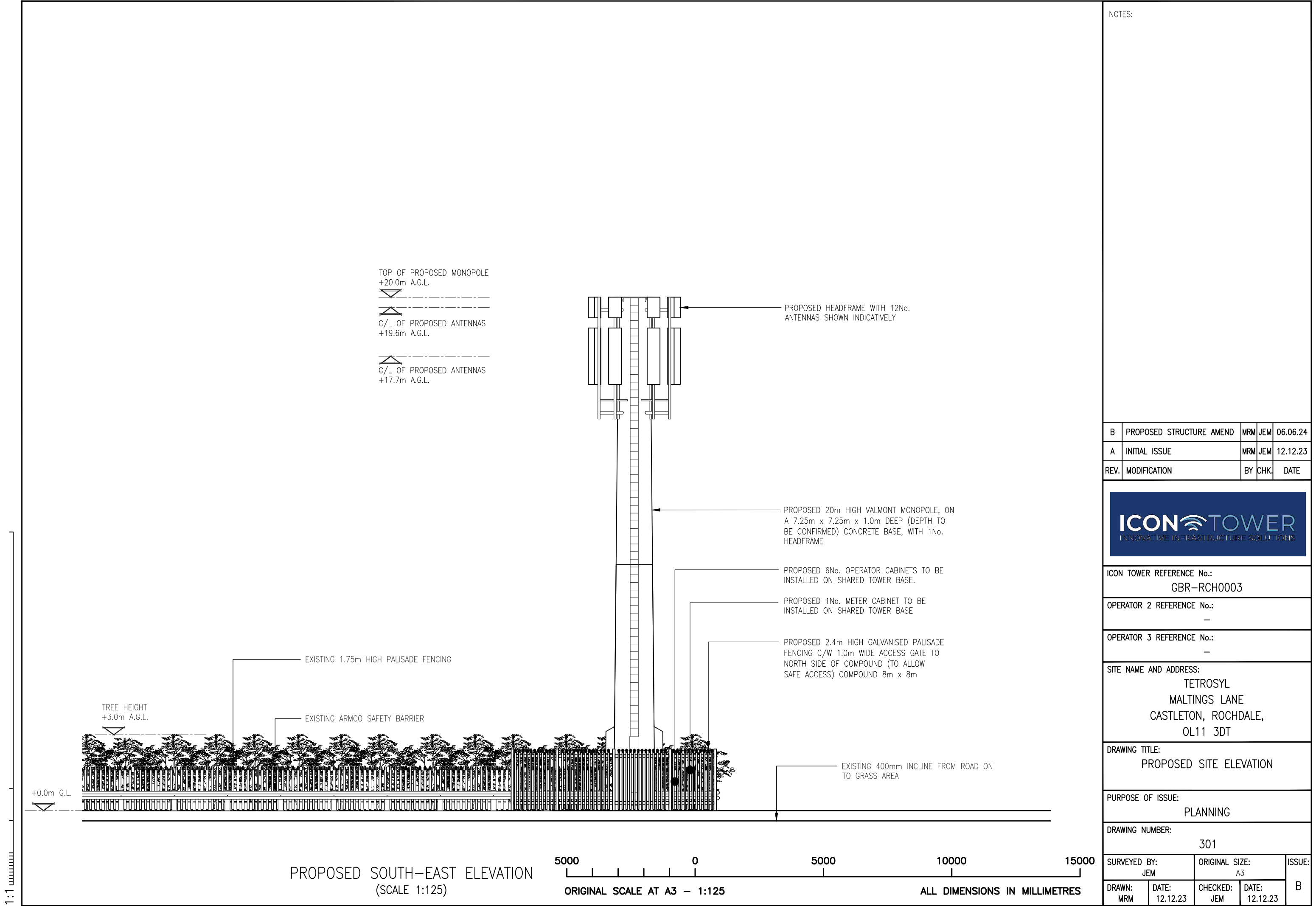
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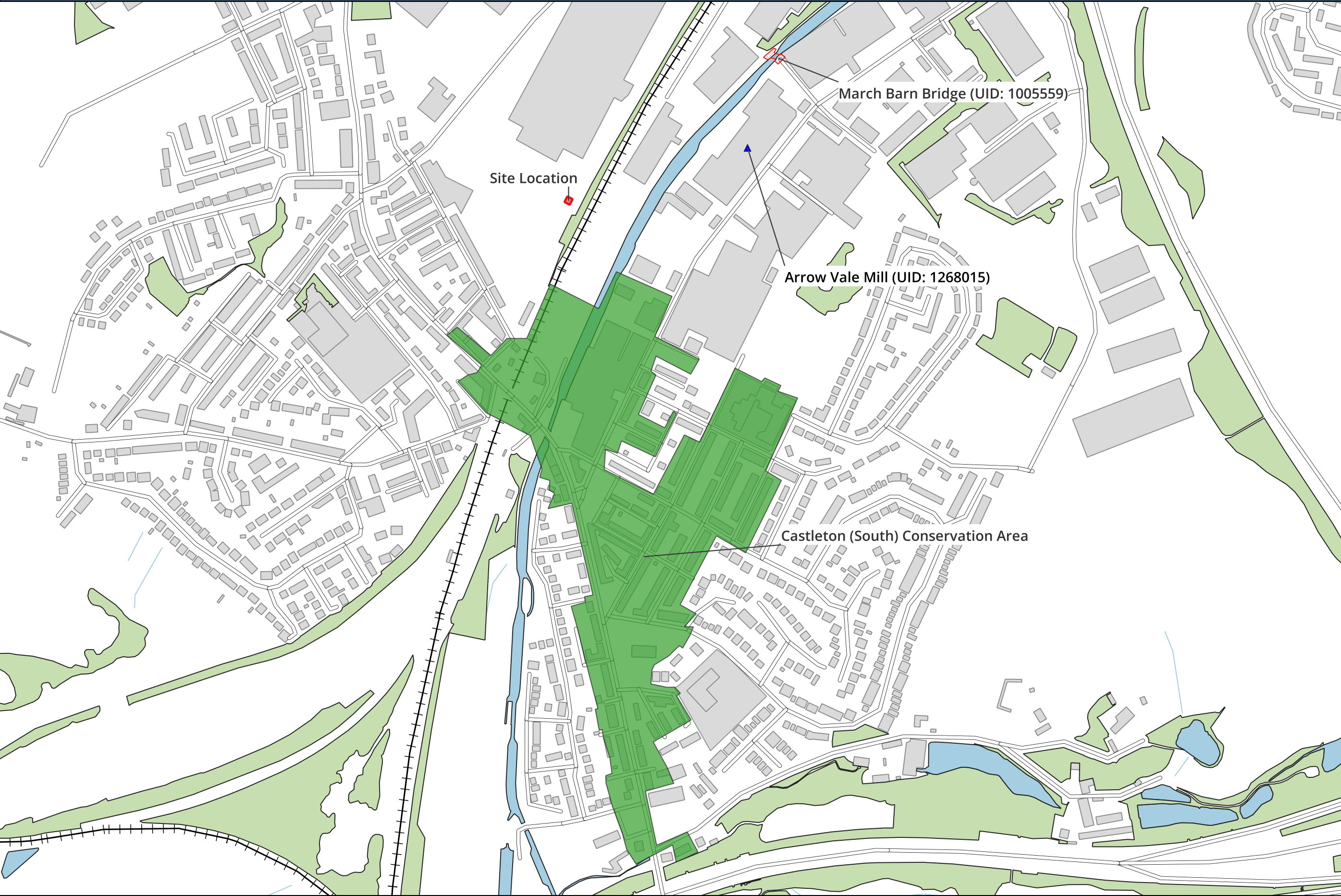
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ICON TOWER	INNOVATIVE INFRASTRUCTURE SOLUTIONS
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ICON TOWER
INNOVATIVE INFRASTRUCTURE SOLUTIONS





Key:

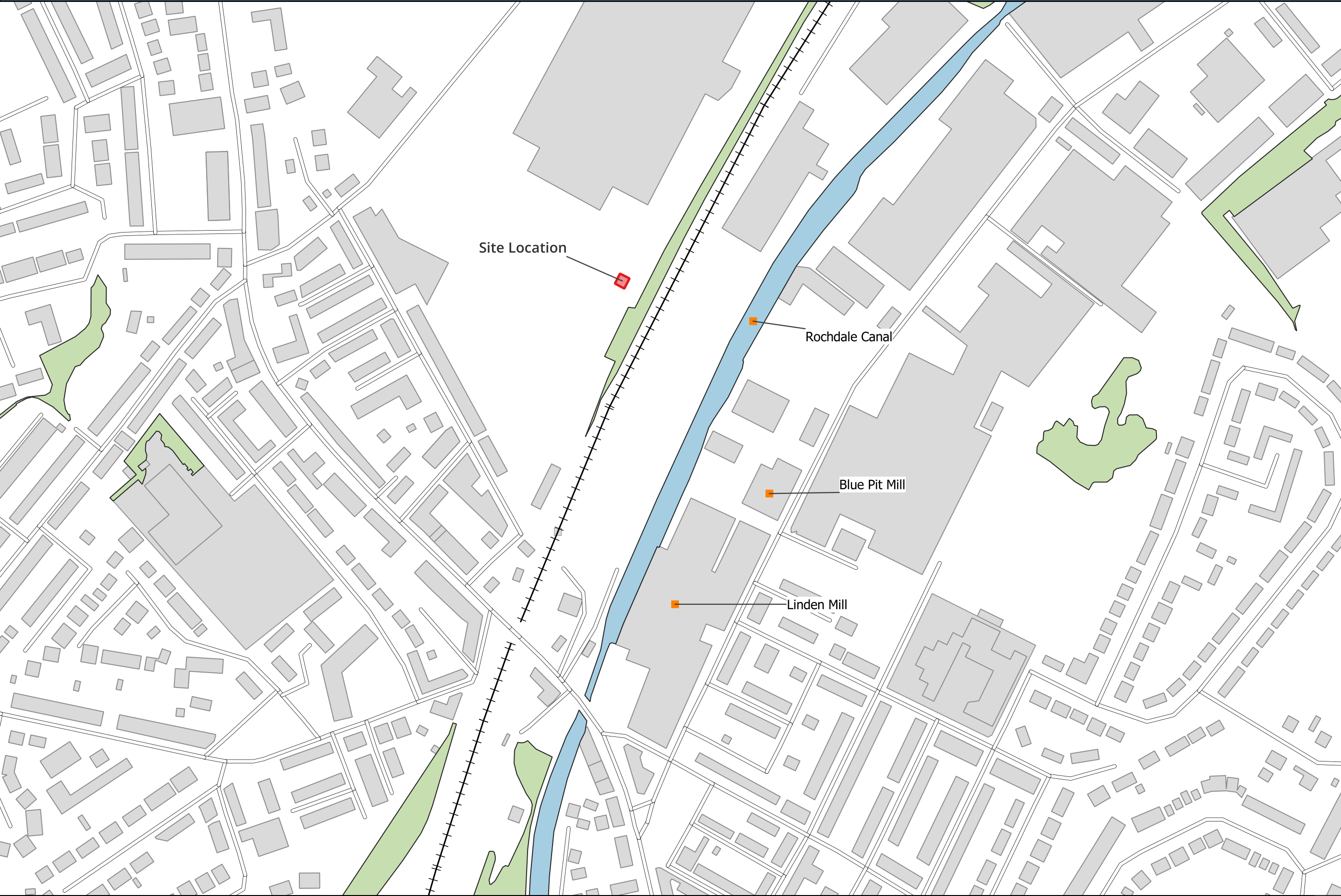
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- Conservation Area
- Listed Building
- Scheduled Monument



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- Key:
- Site location
 - Non-designated Heritage Assets



Created By: H. Archer
Created Date: June 2024
Scale: 1 : 2,750 @A3





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