



GMAAS
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory Service
Environment & Life Sciences
Room LG20
Peel Building
University of Salford
Salford M5 4WX

Mr R. Killeen
Planning Officer
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale OL16 1XU

Date: 2nd May 2025

Dear Ryan

Application 25/00312/FUL - Development of a drive-thru restaurant (Use Class E / Sui Generis) with associated access, servicing, car parking, hard and soft landscaping, substation, engineering works and other associated works - Land at Junction of Water Street and Molesworth Street, Rochdale

Thank you for consulting GMAAS regarding the above planning application.

The application area does not contain any designated heritage assets and does not lie within a conservation area, although it is potentially of some archaeological and historic interest. In particular, early 19th-century mapping shows that the western part of the application site was occupied by the Water Street Print Works, where woollen cloth was dyed and printed. The works is shown on the historic mapping to have comprised a single rectangular range, adjacent and parallel to what is now Molesworth Street. Little further information on the print works is available. The remainder of the application site at that date was exploited as a brick field and may have housed one or more temporary brick kilns. The print works had been replaced, at least in part, by workers' housing along Molesworth Street by the end of the 19th century, whilst the brick field was redeveloped as a large machinery manufactory known as Victoria Works. The sites of the print works, the brick field and Victoria Works are potentially of some archaeological interest, should any structural remains survive below ground.

None of the documents submitted in support of the application make any reference to the historic environment or potential archaeological interests, and the Greater Manchester Historic Environment Record has not been consulted, *contra* Policy 207 of the National Planning Policy Framework (NPPF). It may therefore be concluded that heritage issues have not been taken into consideration by the applicant.

The proposed development seemingly necessitates some reduction of the existing ground level, with potential to damage or remove any below-ground remains of the 19th-century industrial buildings. Policy 218 of the NPPF states that local planning authorities 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 importance and the impact, and to make this impact publicly accessible.' This advice can be addressed through a programme of archaeological investigation that should be secured through a condition attached to planning consent. The condition should be worded as follows:



GMAAS, The University of Salford. Peel Building
0161 295 4467 www.salford.ac.uk email: i.f.miller@salford.ac.uk



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'No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design which has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology to include:

- a) documentary research into the development of the Water Street Print Works and Victoria Works;***
- a) an archaeological watching brief during any ground-breaking works.***

2. A programme for post-investigation assessment to include:

- a) analysis of the site investigation records and finds;***
- b) production of a final report on the significance of the heritage interest recorded.***

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the site investigations commensurate with their significance.

5. Provision for archive deposition of the report, finds and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: In accordance with NPPF Policy 218: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.'

GMAAS will monitor the implementation and progress of the archaeological works on behalf of Rochdale Borough Council.

Yours sincerely



Ian Miller BA FSA

Heritage Management Director

Tel: 0161 295 4467 / 07533 252 442