



Sheriff Street, Rochdale, Greater Manchester
OL12 6QR

Site Reference: 95986

**Cultural Heritage Impact Assessment
and Statement of Significance**

April 2024

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1 INTRODUCTION

1.1 INSTRUCTION

- 1.1.1 CEP Telecoms Ltd ('CEP'), were commissioned to undertake a Cultural Heritage Impact Assessment as a requirement of an application to install a telecoms mast and associated equipment such as ground level cabinets at the northern end of Sheriff Street, Rochdale ('the Site') centred at National Grid Reference (NGR) SD 89288 13829. 'As requested by the client, no site visit was carried out with the assessment being undertaken remotely utilising online sources to view the Site and its environs

1.2 SITE DESCRIPTION

- 1.2.2 The site lies at 149m AOD, at the northern end of Cathedral Road in Rochdale, Greater Manchester. The site is situated adjacent to the St Edmund Conservation Area (DGM3509), and the Grade 1 listed Church of St Edmund is 143m to the west of the site.

1.3 PURPOSE AND SCOPE

- 1.3.1 The purpose of this desk-based study is to provide sufficient understanding for the Local Planning Authority to validate the planning application and assess the Proposed Development in relation to the likely effects on the setting of any nearby Listed buildings and any designated and non-designated heritage assets in the immediate locale, as well as registered parks and gardens, and the nearby Conservation Area (the Study Area), to the extent that is proportionate to the potential magnitude of impacts and level of effects of the proposed changes to the building.
- 1.3.2 It includes a Statement of Significance to support the application.
- 1.3.3 The study has been undertaken adhering to the requirements as set out in the National Planning Policy Framework (NPPF; DLUHC 2023) and following the relevant standards and guidance issued by the Chartered Institute for Archaeologists (CIfA 2019 and 2023) and the Historic England *Historic Environment, Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*, (HE 2017).
- 1.3.4 The aims of the Desk-Based Heritage Impact Assessment are to:
- Assess the significance and settings of heritage assets which have the potential to be affected by the proposed changes and the contribution of setting to each of these heritage assets.
 - Include within a Statement of Significance relating to the structure in question.
 - Give any recommendations based on the potential impacts the development may have on the assets and their setting.

1.4 LEGISLATIVE FRAMEWORK

- 1.4.1 The Ancient Monuments and Archaeological Areas Act of 1979 provide for the investigation, preservation and recording of matters of archaeological or historical interest, both designated Heritage Assets and those of sufficient significance. The Historic Buildings and Ancient Monuments Act 1953 provides for the preservation of buildings of outstanding historic or architectural interest and their contents and related property. The Listed Buildings and Conservation Areas Act 1990 provides for the protection of designated buildings and structures.

1.5 NATIONAL PLANNING POLICY FRAMEWORK

- 1.5.1 The National Planning Policy Framework (NPPF), updated in 2023, replaced PPS5 in March 2012, which in turn replaced Planning Policy Guidance 15 and 16 (PPG 15 and 16) in March 2010. It sets out the governments planning policies for England and how these are expected to be applied. National heritage policy is contained within section 16. It provides national guidance on the preservation, management and investigation of those parts of the historic environment that are of historical,

archaeological, architectural or artistic significance and are collectively referred to as Heritage Assets.

- 1.5.2 The framework provides cover to those Heritage Assets that are of sufficient level of interest to warrant designation as well as those that are not presently designated but possess a heritage value and are therefore a material planning consideration. Where Heritage Assets of National Importance are affected by development, then there should be a presumption in favour for their conservation.

- 1.5.3 Paragraph 200 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

It further states in Paragraph 201:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise'.

1.6 LOCAL POLICY

- 1.6.1 The Rochdale Core Strategy (adopted October 2016) provides a planning policy framework for the local area. The applicable policies which are relevant to the Site and the Proposed Development comprise the following:

HERITAGE POLICIES CONTAINED IN THE CARDIFF DEVELOPMENT PLAN

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 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.*
- 9.11 There are two broad natural landscapes in the borough: the South Pennine landscape to the north and east and the more level sandstone plain leading to the edge of the city of Manchester to the south and west. The varied topography results in spectacular views from the hills onto the lowland areas and vice versa. All new development will be expected to protect, and where possible enhance, the natural landscape character. Amongst the measures which can protect landscape character when new development takes place are tree planting between buildings, perimeter woodland planting for screening and the use of dark colours for roofing and other surfaces which have a significant visual impact in the landscape.*
- 9.12 The borough's natural and man-made water features, including rivers (principally the Roch and Irk), reservoirs, the Rochdale Canal and mill lodges, are an important element of its character which should be protected and, where opportunities arise, enhanced. There are nearly 15,000 metres of culverted watercourses in the borough (Environment Agency 2007), with the main watercourse, the River Roch, covered for much of its length through Rochdale Town Centre. Also, two branches of the Rochdale Canal have been filled in. These 'hidden' sections of waterway are a lost part of the borough's landscape heritage, and policy will encourage their opening up wherever possible, and will discourage any future culverting or loss of waterways. Opportunities to enhance heavily modified watercourses as part of new riparian development to help achieve good ecological potential under the Water Framework Directive or equivalent should be taken.*
- 9.13 Within the natural setting there are a number of heritage landscapes, individual or groups of historic buildings and other heritage assets that are spread out across the borough. The Cheesden Valley and Littleborough / Hollingworth Lake are cultural landscapes of particular significance, archaeologically superb and very important assets to the borough.*
- 9.14 The borough also contains some important cultural landscapes which should be afforded the same protection and consideration if affected by new development. These include:*
 - The heritage of the co-operative movement, which began in Rochdale (e.g. Toad Lane);*
 - The architecture of Edgar Wood and J Henry Sellers, mainly in the Middleton area;*
 - The heritage of the textile industries, which covers both rural and urban areas in the borough's river valleys, Rochdale canal corridor and South Pennine fringe, including the heritage of energy development; and*
 - The upland landscapes of the South Pennines which contain a wealth of heritage associated with, for example, the development of farming, water gathering and settlement.*
- 9.15 Designated and non-designated heritage assets must be conserved in accordance with their significance and the relevant national guidance, standards and good practice guides. The value of heritage assets in terms of their contribution to place making, image, tourism, regeneration and the economy, culture, education and social cohesion will be informed by Historic Environmental Records (HERs) and Historic Landscape Character Assessment (HLCA) as well as other studies and information and the views of local communities. An up to date set of conservation area appraisals will be maintained to which potential developers should refer when developing their proposals in these locations.*
- 9.16 It is important that designated assets are protected and conserved with regard to their interior, exterior, curtilage and setting, while those assets which are the subject of local designations should be conserved with respect to their external appearance, character and setting. The conservation of archaeological assets should be proportionate to their significance and fragility. Of particular importance are heritage assets at risk to which special attention will be given. We recognise that sensitive alterations may sometimes be necessary to make heritage assets more accessible.*

9.17 *Major new developments in sensitive areas will be subject to Design Review.*

1.7 SUMMARY OF PROPOSALS

The application proposes to install a Phase 7 MK2 street-works mast on a root foundation and cabinets on a grass verge between the carriageway of the eastern side of Sheriff Street (B6377) and a tarmac footpath. The proposed mast is 20m in height. This will be equipped with two nodes and nine apertures on the upper levels, and two dishes at 13.6m high. This will be housed within a wraparound cabinet at ground level, alongside five other cabinets.

1.7.1 The cabinets comprise the following:

- a HG3 Bowler cabinet on a root foundation, servicing HG3,
- a HG3 Unilateral Cabinet on a root foundation,
- an EE Wiltshire cabinet on a root foundation,
- an EE Unilateral cabinet on a root foundation,
- an EE/HG3 MK5B Link AC cabinet on a root foundation.

2 METHODOLOGY

2.1 SOURCES CONSULTED

- 2.1.1 A radius of 250m from the boundary of the Site was determined as a basis for this study ('**the Study Area**') based on professional judgement and experience.
- 2.1.2 The Greater Manchester Historic Environment Record was consulted to identify documented sites and heritage assets. The National Library of Scotland was also consulted online to examine historic mapping held within its archives.
- 2.1.3 In addition, a number of online sources were consulted in order to check for further information, including Old Maps Online (<http://www.oldmapsonline.org>) and Old Maps (<http://www.old-maps.co.uk>). British history online (<https://www.british-history.ac.uk/>), along with the Domesday Book online (<http://www.domesdaybook.co.uk/>).

3 HERITAGE ASSET ASSESSMENT

3.1 DESIGNATED HERITAGE ASSETS

- 3.1.1 The site sits adjacent to the eastern boundary of the St Edmund Conservation Area (DCM3509), designated in 2011. This area is typified by leafy suburbs surrounding the nucleus of the church, which visually dominates the area, at its centre. The architecture is dominated by Victorian Villas, terraces and post-war semi-detached housing, with a sprinkling of newer buildings.
- 3.1.2 The church and its boundary wall (HER11573.1.0) was previously Grade II Listed, and re-categorised as Grade I in 2010. It is located centrally at the meeting point of Clement Royds and Edmund Street. The church was completed in 1873 for Albert Hudson Royds of the Royds' Rochdale banking and woollen merchant dynasty, by architects James Medland and Henry Taylor. The church comprises irregularly coursed rubble with ashlar dressings and a slate roof. St Edmund's Church cost £22,000–£28,000 at a time when a satisfactory church could be built for £4,000.
- 3.1.3 It has a Gothic revival style with some Arts and Crafts detailing, and is Latin cross in plan, with a large

square crossing tower and staircase with a bell turret in the north-east corner. The church is 140m to the west of the site boundary.

- 3.1.4 The site is approximately 65m to the south-east of the southern entrance to Falinge Park (DGM9), a Grade II registered park and garden. This is an early 20th Century Park surrounding Falinge Hall was built by James Royds in the late 18th Century. The hall and surrounding grounds were presented to the Rochdale Corporation in 1902, and opened as a public park in 1906.
- 3.1.5 The cast iron and sandstone gates at the southern entrance of the park (HER 11562.1.0) are Grade II Listed. They date to c.1900 and the six piers have projecting bases, recessed panels, floral festoons, modillion cornices and are surmounted by garland-enriched finials. The gates have enriched scrollwork and 2 central heraldic cartouches.

3.2 CARTOGRAPHIC EVIDENCE

- 3.2.1 The first OS map for the area, dating to 1851 (Figure 3) shows the site lying on open ground off Falinge Road, used as a cricket lodge. The area that is to become the St Edmund Conservation area has not yet been laid out, instead, open fields can be seen with sporadic buildings dotted around.
- 3.2.2 The 1911 Edition OS Map shows the development of the area, with what is now the St Edmund Conservation area fully formed, with the church at its centre., and Falinge Park fully landscaped. The site in question lies at the corner of Sheriff Street and Jane Street, the latter no longer exists

4 STATEMENT OF SIGNIFICANCE

- 4.1.1 The plot that the proposed telecoms equipment will be placed on is of no heritage significance itself, the 20th Century residential buildings once there having been demolished in recent years. Nonetheless, it is within the setting of the St Edmund Conservation Area, as well as Falinge Park. The buildings on the western side of the street are the Victorian villas that typify the conservation area.
- 4.1.2 The buildings within the conservation area, including the church, as well as Falinge Park are intrinsically linked. They tell the story of the development of Rochdale under the patronage of the Royds' banking and woollen merchant dynasty. The church is the nucleus of the conservation area, and the central placement allows for long views along the roads leading to the churchyard. The gates to the southern entrance of Falinge Park compliment the historical setting of the park. They frame the entrance to the park, providing unhindered views into it.

5 ASSESSMENT OF IMPACT

5.1 ASSESSMENT CRITERIA

- 5.1.1 Factors for assessing the importance of heritage assets:

Very High	- World Heritage sites (including nominated sites). - Assets of acknowledged international importance.
High	- Scheduled Monuments (including proposed sites). - Grade I and II* Listed Buildings
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 which contribute significantly to its historic character.

	Historic Townscape or built-up areas with important historic integrity in their buildings or built settings (e.g., including street furniture and other structures).
Low	- Non-listed buildings of minor local historical importance. - 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 historical note; buildings of an intrusive character.
Unknown	The importance of the built heritage asset has not been ascertained.

5.1.2 Factors for assessing the magnitude of impact on heritage assets:

Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change 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 the 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 in fabric or setting.

5.1.3 Significance of impact = magnitude of impact + importance of heritage asset:

Magnitude + Importance	Very High	High	Medium	Low	Negligible
No	Neutral	Neutral	Neutral	Neutral	Neutral
Neg	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Min	Moderate/Large	Moderate /Slight	Slight	Neutral/Slight	Neutral/Slight
Mo	Large/Very Large	Moderate /Large	Moderate	Slight	Neutral/Slight

Maj	Very Large	Large/ Very large	Moderate/Large	Slight/Moderate	Slight

5.2 ASSESSMENT

- 5.2.1 The Heritage Assets identified as requiring assessment comprise the St Edmund Conservation area, including St Edmund's Church, and the Grade II Listed Falinge Park and its listed gates.

6 HERITAGE ASSETS

6.1 THE SETTING AND ASSESSMENT OF IMPACT THEREON OF THE DEVELOPMENT

- 6.1.1 The importance of the Conservation Area, including the Church at its centre is high, however, the changes and additions are minor. The proposed new mast will only be visible from the eastern entrance to the conservation area in Edmund Street and Jane Street, and along the boundary of the area along the western side of Sheriff Street. However, once inside the conservation area, the grid pattern of the streets create an intimate area with existing building roofline ensuring that the mast will not be visible from within. Therefore, the significance of impact is therefore **slight**.
- 6.1.2 The mast and associated cabinets will be visible from the southern gated entrance to Falinge park. The gates command the view to the south of the park, however their setting has changed significantly, primarily due to development within the 20th century. Whilst the Victorian terraces of Falinge Road remain to the north-west of the small traffic island at the junction with Sheriff Street, the south-eastern corner was, up until recently the location of 20th century residential flats, which have been demolished to leave a vacant block. Therefore, the significance of the impact is also **slight**.

6.2 SETTING LEVEL OF EFFECTS

LIKELY MAGNITUDE OF IMPACT AND LEVEL OF EFFECT ON SETTING

- 6.2.1 The proposed changes will only slightly affect the setting of the heritage assets, as the alterations are slight.

6.3 CONCLUSION AND FURTHER RECOMMENDATIONS

- 6.3.1 Having considered both the impact of the proposed new mast and ancillary equipment on the surrounding heritage assets, and their setting; the significance of impact is assessed as *Slight*. The impact on the setting is *also slight*.

REFERENCES

NPPF (2023) *National Planning Policy Framework*, Department for Levelling Up, Housing and Communities

RMBC (2011) *Proposed Designation of the Saint Edmund's Church, Falinge, Rochdale Conservation Area*, Rochdale Metropolitan Borough Council

RMBC (2016) *Rochdale Core Strategy*, Rochdale Metropolitan Borough Council

7 Plates

Plate 1: View of the intended site from the western side of Sheriff Street



Plate 2: The site as viewed from the entrance to Edmund Street



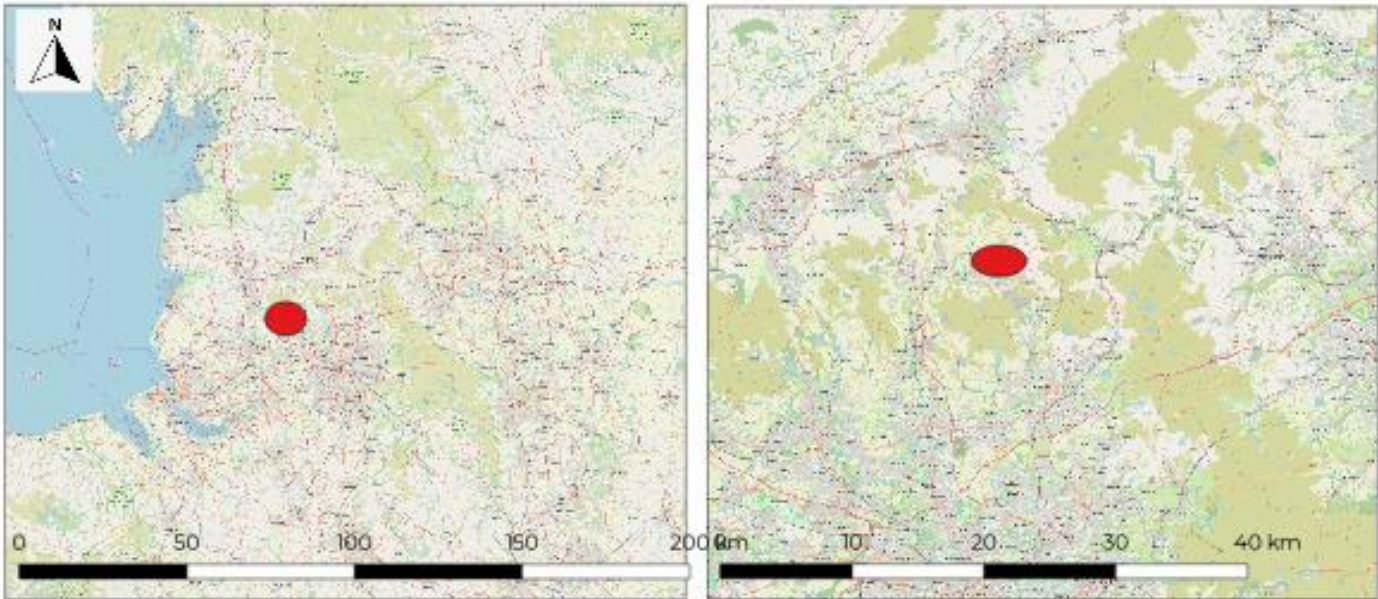
Plate 3: The Southern Gates of Falinge Park, looking north-west



Plate 4: View from the gates of Falinge Park, looking south-east towards the intended site



Figure H1: Site Location



Client:
CEP Telecoms

Site:
Sheriff Street Rochdale

Drawing Title:
Site Location

Date: 9 / 4 / 2024	Scale: 1:12,383,689	Paper Size: A3 (420x297mm)	
Drawn: JFK	Checked: DL	Status: FINAL	Final Revision:
CAD Reference: CE-301-####-GDW01		Drawing No: Figure H1	

Figure H2: HER Data

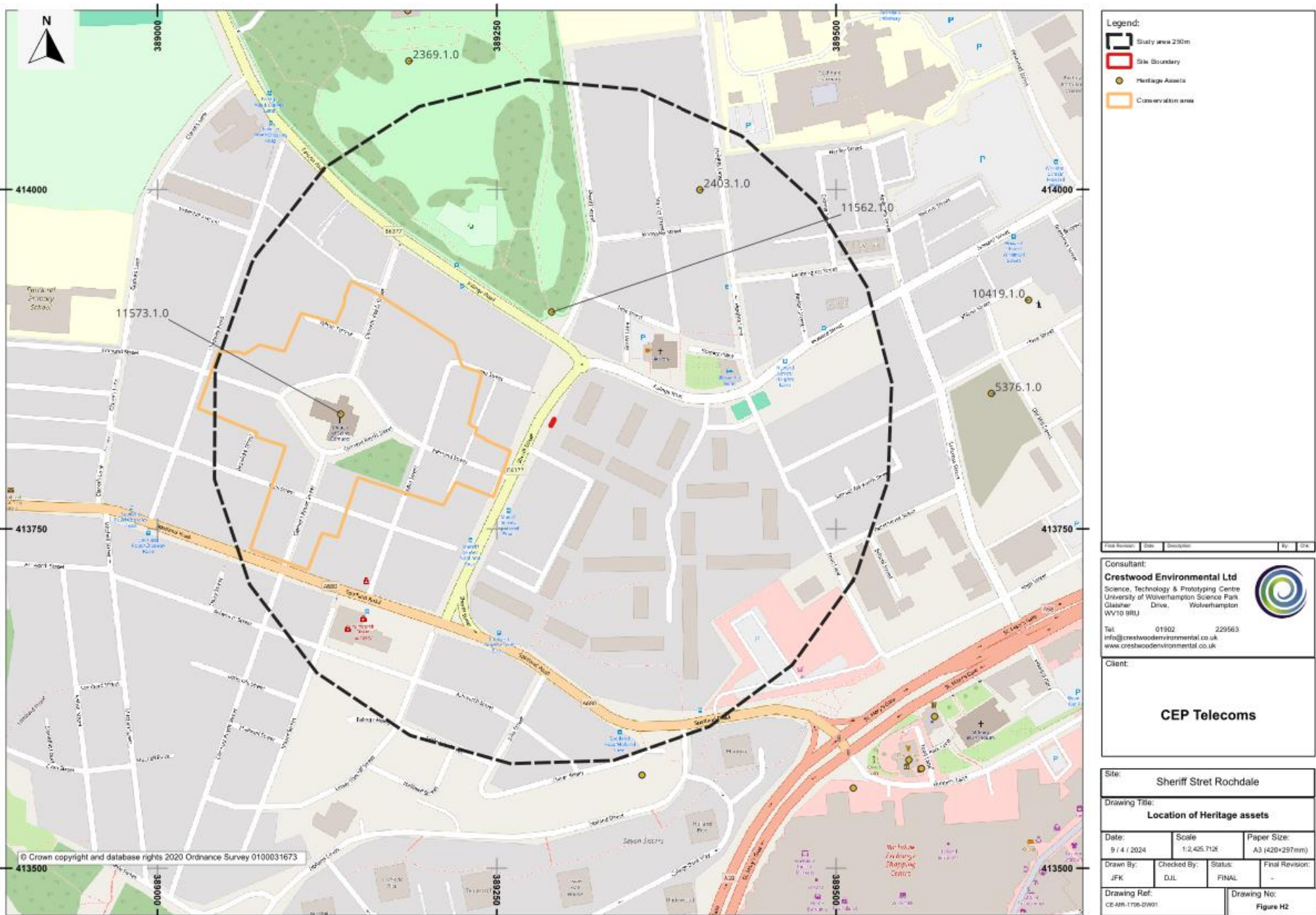


Figure H3: 1854 OS Map with site overlain



Figure H4: 1911 OS Map with site overlain



