

Officer Report

Case Reference: 25/01107/FUL
Location: Middleton Old Cemetery Long Street Middleton Rochdale
M24 6AN
Proposal: Repairs to a section of the cemetery boundary wall along
Church Brow
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at Middleton Old Cemetery, Long Street.

Proposal

The application seeks permission to repair a section of the cemetery boundary wall along Church Brow.

The site is located within Middleton Town Centre Conservation Area

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-S1 Sustainable Development

JP-P1 Sustainable Places

Local

Adopted Rochdale Core Strategy (CS):

SO1 To deliver a more prosperous economy

SO3 Improving design, image and quality of place

P1 Improving image

P3 Improving design of new development

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Consultation Responses

Conservation

No objections

Representations

Letters of representation have been sent out to surrounding neighbours and a site notice displayed in the vicinity. No objections have been received.

Principle Of Development

The application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. The application site is also located within Middleton Town Centre Conservation Area.

Character, Appearance and Heritage.

Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposed development will rebuild a section of the boundary wall and existing bricks will be used where possible and supplemented with new brick to match. This is considered acceptable and will not have a negative appearance on the area. The proposed bricks should be imperial size and handmade to match the existing. This will preserve the character of the wall.

The site is located within the Middleton Town Centre Conservation Area. The Council's Conservation Officer has been consulted as part of the application process and raised no objections. They have required samples of the proposed brick and coping stones, this can be secured via condition and details should include brick coursing and mortar.

As such, the proposal is considered to be acceptable in respect of its appearance and impact on the character of the Middleton Town Centre Conservation Area. Where no harm to the character of the Conservation Area is identified, no balancing act otherwise required by the NPPF is necessary, and the proposals would therefore accord with the requirements of Policies P2 and P3 of the Core Strategy and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (4)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans and documents:

- Location Plan
- Repairs and Improvements Midleton Old Cometary Wall 02 Rev C
- Tree Scedule Dated June 2025
- Heritage Statement

The development shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 Prior to reconstruction works, other than demolition and excavation, a structural report should be submitted to and approved in writing by the Local Planning Authority. once the brick face has been removed if any structural issues are found. The report should include a methodology detailing any repairs/rebuilding. The development shall be carried out in accordance with the approved survey and accompanying plans.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PfE.

- 6 Where it has not been possible to reuse existing bricks and additional bricks are required externally in the construction of the approved works, a detailed specification / brick samples should first submitted and approved in writing by the Local Planning Authority prior to their use in construction. Such details should match the existing imperial size, type, colour, bond and texture of the materials. The works shall be carried out in accordance with the duly approved details thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance

with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PfE.