

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

12 March 2026

Application reference

PL/2026/0054

Address

Flat over 59 Dale Street, Milnrow, OL16 3NJ

Proposal

Change the use of the first and second floors from residential (use class C3) to a flexible commercial use within Use Class E

Affected Heritage Assets

Designated heritage assets

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Non-designated heritage assets

- 59 Dale Street
- Dale Street Mill

Summary

No objections

Assessment

The application site is one of a terrace of former weavers' cottages, identifiable by the distinctive runs of windows at upper floor level, designed to maximise light and as such extend the working day. The cottages are shown on the first edition OS map from c.1851, but likely date from the late 18th or early 19th century. Immediately adjacent to the terraces lies the former warehouse and office of Church Street mill, also known as Dale Street. Both this building and the terrace, which includes the application site have been identified as non-designated heritage assets.

The impact of a development on the significance of a non-designated heritage asset is a material planning consideration. A balanced judgement should be had, having regard to the significance of the asset and the scale of any harm or loss. Buildings associated with the borough's engineering history are also key heritage assets for the purposes of Rochdale CS policy P2.

The proposal is for the conversion of the upper floors of the building to a commercial use. No external changes are proposed. As such it is considered that the proposed use would have a neutral impact on the significance of this building. No objections

Re-consultation

Only in event of external alterations being proposed.