

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

12 March 2026

Application reference

25/00862/FUL

Address

Northern Accident Repairs, 43a Oldham Road, Rochdale, OL16 5QL

Proposal

Subdivision of existing building into 6 units (Use Class B2 – General Industrial), replacement roof and removal of flues, addition of rooflights, installation of 4 doors and 2 rollershutters and alterations to parking layout

Affected Heritage Assets

Designated heritage assets

- Rochdale Town Centre Conservation Area
- Newbold Buildings, 33 to 37 Olcham Road (grade II)
- 17 Milnrow Road (grade II)

Non-designated heritage assets

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Summary

No objection subject to clarification re the new fence

Assessment

The application site is a modern industrial building, close to Rochdale Town Centre Conservation Area and the grade II listed 17 Milnrow Road and 33 to 37 Oldham Road. The proposal is for the subdivision of the unit, as well as internal and external alterations. Alterations are also proposed to the car park as well as a new internal fence.

The proposed works are largely limited to the existing building. these alterations would not materially alter its existing relationship with the nearby conservation area and listed buildings. From the proposed site plan the new fence appears to be within the internal courtyard – this should be clarified. However, if this is the case, then this fence would not impact on the setting of the nearby heritage assets.

Subject to the above, it is considered that the proposal would have a neutral impact on the significance of the identified heritage assets. No objection.

Conclusions

No objections

Re-consultation

Only in the event of substantial changes to the proposals.