HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

21 April 2026

Application reference

PL/2026/0060

Address

Land to rear of 654 Manchester Old Road/ Side of Little Heaton Nursing Home, Walker Street, Middleton, M24 4QF

Proposal

Erection of one detached dwelling following demolition of existing structure

Affected Heritage Assets

Designated heritage assets

- All Saints' Church War Memorial (grade II)

Non-designated heritage assets

- All Saints' Church

Summary

No objections

Assessment

The application site forms the rear garden of 654 and 656 Manchester Old Road, as well as part of the Nursing Home along Walker Street. To the southeast of the site lies All Saints Church war memorial. The memorial was installed in the 1920s to commemorate the men of the Parish of All Saints, Middleton, who fell during the first world war. It is listed at grade II for its historic and architectural interest.

All Saints Church itself is constructed of stone and dates from the latter half of the 19th century. It is of some architectural and historic interest and has been identified as a non-designated heritage asset.

The current application is for a single dwelling. This follows on from a previously withdrawn scheme for a pair of semi-detached properties and a later scheme for a single dwelling.

The proposed dwelling would be seen in the context of existing development along Walker Street. Given its position in relation to the church and war memorial and shared views would be limited. The proposed development would not impinge on the setting of the listed war memorial or the non-designated heritage asset.

The development would have a neutral impact on their significance. The proposal would meet the heritage requirements of Rochdale CS policy P2. The proposed development would preserve the setting of the listed war memorial. It would comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Re-consultation

No