

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

27 April 2026

Application reference

25/00405/FUL

Address

Land south of Greenvale, Bamford, Rochdale

Proposal

Demolition of existing dwelling and construction of a residential development for 43 dwellings with access and associated works

Affected Heritage Assets

Designated heritage assets

-

Non-designated heritage assets

-

Summary

No objections

Assessment

The proposal is for the demolition of an existing house and the construction of 43 dwellings, on land which forms part of site PfE site allocation JP Allocation 17 (Bamford and Norden). Paragraph 9 of this allocation policy states that development at this site will be required to:

"Take appropriate account of relevant heritage assets, and their settings, including the listed Bamford United Reform Church, in accordance with Policy JP-P2"

As part of the scoping opinion for the full site allocation (21/01531/SCO refers) the following designated and non-designated assets were identified:

- Bamford United Reform Church (grade II)
- Sundial at Bamford United Reform Church (grade II)
- Scott House, Furbarn Road (NDHA)
- Hopwood Farm, Hollins Lane (NDHA)
- Higher Jowkin Farm, Jowkin Lane (NDHA)
- Hollin Hall Cottage, Jowkin Lane (NDHA)
- Mooredge Farm, Jowkin Lane (NDHA)
- Waterloo Farm, Jowkin Lane (NDHA)
- 36 and 38 Norden Road (NDHA)
- The Grapes PH, Norden Road (NDHA)

These assets are all located away from the area covered by the current proposals. Given the distance of separation between the site and the identified assets, it is considered that the proposal would not impact on their significance. There are no heritage objections to the proposal.

Re-consultation

Only if proposals come forwards for the wider site.