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Heritage Statement

Garside Farm, Bentgate Street, Milnrow, Rochdale, OL16 4NU

Planning Application Reference: PL/2026/0281

1. Introduction

This Heritage Statement has been prepared by Cadence Architecture Ltd in support of the planning application at Garside Farm, Bentgate Street, Milnrow, for the change of use of existing agricultural buildings to a small-scale dog day care facility (Sui Generis).

This statement assesses the heritage significance of the application site and the surrounding area, and the potential impact of the proposed development on any heritage assets, in accordance with the requirements of the National Planning Policy Framework and the Council's validation requirements.

2. The Application Building

The application building is a steel portal frame agricultural barn, clad in corrugated steel sheeting above a concrete block base, together with an associated wooden shed and a site cabin. The buildings are of modern, utilitarian agricultural construction, and exhibit no architectural features of historic, decorative, or vernacular interest.

The barn was converted from its original agricultural use approximately five years ago, and has since been used continuously for dog-related purposes. No historic agricultural features, fixtures, or fittings associated with the building's original use survive, or have been identified.



Figure 1: Existing barn, showing its plain, utilitarian agricultural construction with no features of heritage interest.

3. Heritage Designations

No part of the application site, nor any building within it, is listed, locally listed, or otherwise designated as a heritage asset. The site does not fall within a Conservation Area, and there are no

Scheduled Monuments, Registered Parks and Gardens, or other designated heritage assets within or immediately adjoining the site boundary.

A search of the relevant heritage designations has not identified any designated or non-designated heritage assets that would be affected by this proposal, either within the site or in its immediate setting.

4. Assessment of Impact

The application proposes a change of use only, with no external alterations to any building on site. The only physical change proposed is a new section of yard fencing linking the outdoor dog play area to the outdoor exercise field, matching the materials and height of fencing already in place.

As there is no designated or non-designated heritage asset on or near the site, and no external works are proposed to any building, the proposal has no impact on the historic environment, the setting of any heritage asset, or the character of the wider landscape in heritage terms.

5. Conclusion

This Heritage Statement concludes that there are no designated or non-designated heritage assets within the application site or its immediate setting, and that the proposed change of use, together with the minor fencing addition, will have no impact on the historic environment. No further heritage assessment or mitigation is considered necessary in respect of this application.