



GMAAS
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory Service
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Anna Hayes
Senior Planning Officer
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale OL16 1XU

Date: 17th August 2026

Dear Anna

Application PL/2026/0684 - Residential development- 44 affordable dwellings including access, car parking, open space and other associated works - Dicken Green Mill, Greenfield Lane, Rochdale

Thank you for consulting GMAAS regarding the above planning application.

The application area does not contain any designated heritage assets and does not lie within a conservation area, although it is potentially of some archaeological interest as it was occupied from at least the mid-19th century by Dicken Green Mill, a former steam-powered cotton mill that is recorded on the Historic Environment Record and can be considered to constitute an archaeological asset (HER No 5157.1.0).

The date that Dicken Green Mill was established is not entirely certain, although it is recorded, but not named, on a township map of 1844. This shows the main mill building as almost square in shape with extensions on the east side and the north-east corner. Three other buildings are recorded: one to the north, facing up to and close to the canal, and the other two at the eastern end of the site. The 1844–47 Ordnance Survey map provides matching detail but names the mill and describes it as a cotton mill and indicates that the north-east wing contained a boiler house. The Ordnance Survey map of 1889–91 shows an expanded main mill building, with developments on the western and eastern sides. The same layout to the mill complex is recorded on the sequence of 20th-century Ordnance Survey mapping, although the building was destroyed by fire in August 2018 and demolished to slab level. Any structural remains of the steam-power plant that survive below ground are of sufficient interest to warrant further archaeological investigation in advance of their ultimate loss to development construction work.

The proposed development will necessitate some ground-breaking works with potential to damage or remove any below-ground remains of the 19th-century mill and its associated power plant. Policy 218 of the NPPF states that local planning authorities should require developers 'to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this impact publicly accessible.' This advice can be addressed through a programme of archaeological investigation that should be secured through a condition attached to planning consent. The condition should be worded as follows:



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'No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design which has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology to include:

- a) an archaeological evaluation;***
- b) pending results of the above, targeted open-area excavation and / or a watching brief.***

2. A programme for post-investigation assessment to include:

- a) analysis of the site investigation records and finds;***
- b) production of a final report on the significance of the heritage interest recorded.***

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the site investigations commensurate with their significance.

5. Provision for archive deposition of the report, finds and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: In accordance with NPPF Policy 218: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.'

GMAAS will monitor the implementation and progress of the archaeological works on behalf of Rochdale Borough Council.

Yours sincerely



Ian Miller BA FSA

Heritage Management Director

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