



Planning (Listed Buildings and Conservation Areas) Act 1990
The Town and Country Planning (Local Planning) (England) Regulations 2012

**DRAFT MACLURE ROAD CONSERVATION AREA APPRAISAL AND
PROPOSED MANAGEMENT PLAN**

STATEMENT OF CONSULTATION

May 2023

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1. INTRODUCTION

- 1.1 Rochdale Borough Council has commissioned HPA Architects to prepare a consultation draft of the Maclure Road Conservation Area Appraisal. The Conservation Area Appraisal has been produced to:
- Ensure that the areas and buildings of significance within the Maclure Road Conservation Area are identified, alongside opportunities for conservation, restoration, and enhancement.
 - Inform the development of a Management Plan which will provide opportunities to guide new development, including preserving the historic elements of the built fabric of the area which contributes to the significance of the Maclure Road Conservation Area, together with identifying areas for enhancement and better management.
 - Ensure an enduring positive legacy of the Rochdale Heritage Action Zone (HAZ) programme. The work is being funded as part of the HAZ programme, which is being delivered by the Rochdale Development Agency on behalf of Rochdale Borough Council, in association with Historic England.
- 1.2 The Maclure Road Conservation Area and its surroundings are undergoing significant changes, with a number of recent significant regeneration works having taken place and with more high profile developments in the pipeline. The Rochdale Station Area Supplementary Planning Document was adopted by the Council in September 2021. Given the ongoing changes in the area, it is considered an appropriate time to create a Conservation Area Appraisal and Management Plan to facilitate consistent decision-making amongst all stakeholders operating within the Maclure Road Conservation Area.
- 1.3 The draft conservation area appraisal has been produced in accordance with Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management.
- 1.4 In order to ensure that appropriate public consultation takes place, the draft consultation document is accompanied by this statement setting out how the Local Planning Authority will comply with the Council’s Statement of Community Involvement (SCI).
- 1.5 Whilst this is a non-statutory consultation, for consistency with other consultations and in the interests of best practice, this Consultation Statement has been prepared in line with Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Order 2012. On this basis, the Statement sets out:
- i. The persons the local planning authority consulted when preparing the draft Conservation Area Appraisal;
 - ii. A summary of the main issues raised by those persons;
 - iii. How those issues have been addressed;

- 1.6 This statement sets out how the public and other stakeholders will be consulted upon the draft Maclure Road Conservation Area Appraisal and proposed Management Plan.
- 1.7 Following the consultation period, this statement will be expanded to summarise the comments received during the consultation period, including details of how the issues raised have been dealt with in working towards a final Conservation Area Appraisal and Management Plan for adoption.

2. **PARTICIPATION AND CONSULTATION**

Early Consultation

- 2.1 The Rochdale North & South Township committees on Tuesday 6th March 2023 gave authorisation for the following:
- For public consultation to take place on a draft conservation area appraisal and in accordance with the consultation strategy
 - For public consultation to take place on options and issues for the proposed management plan in accordance with the consultation strategy
 - That after consultation has taken place, a further report will be brought to the Township Committee detailing the results of the consultation and to seek adoption of the final appraisal.
- 2.2 Comments received in the discussion of the Committee has led to minor enhancements and clarifications being added into the draft appraisal documents and also to the consultation strategy. These mainly related to ensuring the accessibility of the consultation and the requirement to reach all groups.
- 2.3 The appointed heritage consultant who undertook the appraisal was provided with a list of key stakeholders within the conservation area including Council service leads and public facility consultees and enquiries were made as to whether they wished to comment at the development stage of the Conservation Area Appraisal. Informal discussions took place with some stakeholders including the Development Management Team and Heritage Action Zone Officer who noted ongoing issues with poor shop frontages and unauthorised signage. The Rochdale Town Centre Business Improvement District also noted the poor physical conditions of certain key prominent buildings with the Conservation Area, including in high street and civic locations.

3. **PUBLIC CONSULTATION TO BE UNDERTAKEN**

- 3.1 The Council intends to carry out a public consultation and seek views on the content of the draft Conservation Area Appraisal for 28 days (four weeks).
- 3.2 The consultation will comprise of the following methods:
- *Consultation of amenity and other groups:* Consultation on the documents will take place with local heritage and amenity groups within the Rochdale Township.
 - *Consultation of owners/tenants:* Letters will be sent out to all property owners and occupiers within the Conservation Area, directing interested parties to the

Council website and all Borough libraries (where hard copies will be made available).

- *In-person public consultation session* will also take place, so that residents can view and ask any queries they may have about the proposals.

This event will be held on:

- Wednesday 31st May 2023 3pm - 6pm FireUP Co Working Space, First Floor, The Old Fire Station, Maclure Road, Rochdale, OL11 1DN
- *Media*: Work will be carried out with the RBC Communications Team to publicise consultation and proposals on the RBC website, through social media and a press release.
- *Interest groups / consultees*: Notification letters and emails to organisations and individuals registered on the Councils' consultation database. This will include general consultees.
- The consultation will be publicised on the Council's website: www.rochdale.gov.uk/consultations; and
- Respondents are invited to make comments:
 - Online at www.rochdale.gov.uk/consultations;
 - By submitting responses using a comments form on the website which can be returned by post to Strategic Planning (CAA Consultation), Number One Riverside, Smith Street, Rochdale, OL16 1XU or emailed;
 - Using the paper forms provided to Borough libraries in the consultation packs;
 - Emailing comments to LDF.consultation@rochdale.gov.uk

Elected Members have also been consulted on the SPD preparation process, including a presentation to the Rochdale North & South Township Committees on 6th March 2023.

In addition to the statutory planning consultees the Council hold a database containing contact details of groups and individuals interested in the development of our plans, this is used to keep those registered, informed of progress and future consultations. People on this database will be consulted.

The results of these consultations will inform the final appraisal and management plan document. A summary of the public responses to the document will be presented in a subsequent report to the Rochdale North & South Township Committees seeking Member adoption of the appraisal and management plan.

4. **LOCATIONS WHERE DOCUMENTS CAN BE VIEWED**

4.1 During this public consultation, copies of the draft Conservation Area Appraisal and other associated consultation documents listed below will be available to view on the Council's website at www.rochdale.gov.uk/consultations.

4.2 The associated documents that are available to view are:

- Draft Maclure Road Conservation Area Appraisal
- Statement of Consultation
- Statement of Representations Procedure
- Equalities Impact Assessment
- Sustainability Assessment Summary
- Statement of Community Involvement

5. **ADVICE AND ASSISTANCE**

For further information relating to this document please contact:

Planning Service
CAA Consultation
Floor 3
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Tel: 0300 303 8873

BY email: LDF.consultation@rochdale.gov.uk