

4th November 2025

Rachel Carney
Development Management
Rochdale Council

Via Planning Portal

Dear Rachel

Planning Portal reference: PP-14452106

**Application to discharge Condition 5 (details of piling and foundation design) attached to full planning permission reference 25/00541/FUL
Hopwood Hall College (Rochdale Campus), St Mary's Gate, Rochdale OL12 6RY**

On behalf of Willmott Dixon Construction, we are submitting the following information to discharge Condition 5 attached to the full planning permission, application reference 25/00541/FUL:

Foundation Works Risk Assessment (FWRA) - document ref: TE1880-TE-00-XX-TN-GE-001-V01

Planning Condition 5 requires:

'Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details

Reason: To ensure that the proposed piling does not harm groundwater resources in line with paragraph 183 of the National Planning Policy Framework.'

An FWRA has been prepared by Tier Environmental Ltd in support of this application. As outlined in the submitted assessment, CFA piling is the preferred method in the absence of any viable shallow foundations solutions, Vibro Stone Columns (VSCs) in the shallow 2m turnover extent and proposed grouting of the coal mine workings. A Risk Assessment and QA/QC protocols and measures are in place to ensure the integrity of the piles, to avoid the creation of preferential pathways and groundwater present on site. The assessment and drawings in the appendix confirm that the proposed foundation works represent a low/negligible risk for the site.

Information to discharge the following remainder of the pre-commencement conditions attached to the approved application is currently being prepared and will be submitted in due course:

We welcome the earliest review and agreement of the submitted details to prevent any undue delay in starting works on site.

A copy of this letter and report has been directly issued to Jonathon Parr today for review.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact myself or Richard Purser should you have any queries or require any additional information.

Yours sincerely,

A handwritten signature in black ink that reads "Sophie McGeough". The script is fluid and cursive.

Sophie McGeough, Assistant Planner
Plan Red Ltd

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