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To: [Rachel Carney](#)
Cc: [Development Management](#)
Subject: Application 25/00115/DOC - Discharge Condition 13 and 14 - Hopwood Hall College
Date: 04 March 2025 12:14:54
Attachments: [image002.png](#)

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Good morning Rachel

RE: Application 25/00115/DOC - Submission of details to comply with conditions 11 (asbestos removal), 12 (asbestos survey), 13 (level 3 survey) and 14 (archaeological recording) on planning permission 24/00548/LBC - Hopwood Hall College, Rochdale Road, Middleton, Rochdale M24 6XH

Thank you for consulting GMAAS on the above application to discharge conditions 13 and 14 attached to listed building consent 24/00548/LBC.

Condition 13 states: 'No development to which this permission relates shall commence until a programme of historic building recording (level 3) and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.'

The current application is supported by a Written Scheme of Investigation (WSI) prepared by Seven Architecture in January 2025. GMAAS is pleased to approve this document, which sets out an appropriate programme of historic building investigation (Level 3) in line with the requirements of Condition 13, and satisfies the pre-commencement wording of the condition. GMAAS is therefore pleased to recommend a **partial discharge** of Condition 13 at this stage. Full discharge of the condition can be recommended in due course once all the survey work set out in the agreed written scheme of investigation has been completed and a final report submitted to the Greater Manchester Historic Environment Record.

Condition 14 secures below-ground archaeological interests and reads: '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 that 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) a historic building survey (Historic England Level 3);
 - b) an archaeological watching brief during any ground-breaking works.
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.

The application is supported by a Project Design that was prepared by Civic Heritage in consultation with GMAAS in January 2025. GMAAS is pleased to approve this document, which sets out an appropriate programme of archaeological monitoring and recording (a watching brief), in line with the requirements of Condition 14, and satisfies the pre-commencement wording of the condition. Again, GMAAS is pleased to recommend a **partial discharge** of Condition 14 at this stage. Full discharge of this condition can be recommended in due course once all archaeological monitoring has been completed and a final report submitted to the Greater Manchester Historic Environment Record. GMAAS will be pleased to monitor the progress of the archaeological works on behalf of Rochdale Council.

With kindest regards

Ian



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